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9 Attorneys for Secured Creditors,
10 U.S. Bank Trust National Association as Trustee of the Lodge Series III Trust,
11 U.S. Bank Trust National Association as Trustee of the Chalet Series III Trust, and
12 U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust

13 UNITED STATES BANKRUPTCY COURT
14
15 DISTRICT OF NEVADA – LAS VEGAS DIVISION

16 In Re:

17 SCHULTE PROPERTIES LLC

18 Debtor.

Case No.: 18-12734-mkn

Chapter 11

**MOTION TO DISMISS OR, IN THE
ALTERNATIVE, CONVERT CASE
PURSUANT TO 11 U.S.C. § 1112(b)**

Hearing Date: January 19, 2022

Hearing Time: 9:30 a.m.

19 Secured Creditors, U.S. Bank Trust National Association as Trustee of the Lodge
20 Series III Trust, U.S. Bank Trust National Association as Trustee of the Chalet Series III
21 Trust, and U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust
22 (collectively, “Secured Creditors”), by and through undersigned counsel, hereby move this
23 Court for an Order dismissing or converting the above-captioned action pursuant to 11 U.S.C.
24 § 1112(b).

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1 This Motion is based upon the following Memorandum of Point and Authorities, the
2 papers on file herein, and any oral argument permitted by the Court.

3 DATED: December 17, 2021

GHIDOTTI | BERGER LLP

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9 MEMORANDUM OF POINTS AND AUTHORITIES

10 I. INTRODUCTION

11 11 U.S.C. §§ 101, *et al.* (the “Bankruptcy Code”) imposes certain obligations upon
12 every Chapter 11 debtor in order to facilitate the reorganization of the debtor’s debts and
13 ensure transparency and fairness for all parties affected by the debtor’s filing of a bankruptcy
14 petition. The above-captioned action has been pending for more than three and one-half
15 years, but Debtor Schulte Properties LLC (“Debtor”) has not yet confirmed a plan of
16 reorganization. During that time, Debtor has enjoyed the protections of the Bankruptcy Code
17 without seeming to have made much progress in this case. Yet, at the same time, Debtor has
18 failed to comply with its reporting obligations under the Bankruptcy Code as well as at least
19 one order entered by this Court. Those obligations are neither onerous nor costly despite the
20 fact that they are critical to a successful reorganization. Debtor’s lack of compliance with its
21 obligations demonstrates that cause exists for the Court to dismiss or convert the case to one
22 under Chapter 7 of the Bankruptcy Code.

23 II. FACTUAL BACKGROUND AND PROCEDURAL HISTORY

24 A. Secured Creditors’ Claims

25 Secured Creditors hold a total of eight claims secured by real property of the estate.
26 Secured Creditor U.S. Bank Trust National Association as Trustee of the Chalet Series III
27 Trust holds one claim, which is secured by the real property commonly known as 2525 Via Di
28 Autostrada, Henderson, NV 89074 (the “Autostrada Claim”). *See* Claim 12-1 and Doc. 562.

1 Claim No. 12, filed on September 11, 2018, evidences a total claim of \$115,684.23, with pre-
2 petition arrears of \$39,569.42. *Id.*

3 Secured Creditor U.S. Bank Trust National Association as Trustee of the Lodge Series
4 III Trust holds five claims secured by property of the estate:

5 1. Secured Creditor U.S. Bank Trust National Association as Trustee of the
6 Lodge Series III Trust a claim secured by the real property commonly known as 8216
7 Peaceful Canyon Drive, Las Vegas, NV 89134 (the “Peaceful Canyon Claim”). *See* Claim 7-
8 1 and Doc. 564. Proof of Claim No. 7, filed on September 5, 2018, evidences a total claim of
9 \$123,097.07, with pre-petition arrears of \$47,415.01. *Id.*

10 2. Secured Creditor U.S. Bank Trust National Association as Trustee of the
11 Lodge Series III Trust holds a claim secured by the real property commonly known as 5609
12 San Ardo Place, Las Vegas, NV 89130 (the “San Ardo Claim”). *See* Claim 8-1 and Doc. 560.
13 Claim No. 8, filed on September 5, 2018, evidences a total claim of \$130,120.69, with pre-
14 petition arrears of \$42,701.16. *Id.*

15 3. Secured Creditor U.S. Bank Trust National Association as Trustee of the
16 Lodge Series III Trust holds a claim secured by the real property commonly known as 4521
17 W. La Madre Way, North Las Vegas, NV 89031 (the “La Madre Claim”). *See* Claim 19-1
18 and Doc. 556. Claim No. 19, filed on September 12, 2018, evidences a total claim of
19 \$102,741.94, with pre-petition arrears of \$36,769.08. *Id.*

20 4. Secured Creditor U.S. Bank Trust National Association as Trustee of the
21 Lodge Series III Trust holds a claim secured by the real property commonly known as 1624
22 Desert Canyon Court, Las Vegas, NV 89128 (the “Desert Canyon Claim”). *See* Claim 20-1
23 and Doc. 554. Claim No. 19, filed on September 12, 2018, evidences a total claim of
24 \$131,722.27, with pre-petition arrears of \$45,399.04. *Id.*

25 5. Secured Creditor U.S. Bank Trust National Association as Trustee of the
26 Lodge Series III Trust holds a claim secured by the real property commonly known as 1194
27 Stormy Valley Road, Las Vegas, NV 89123 (the “Stormy Valley Claim”). *See* Claim 27-1,
28 Doc. 29 and Doc. 558. Claim No. 20, filed on September 12, 2018, evidences a total claim of

1 \$142,377.26, with pre-petition arrears of \$46,745.90. *Id.*

2 Secured Creditor U.S. Bank Trust National Association as Trustee of the Bungalow
3 Series IV Trust holds two claims secured by property of the estate:

4 1. Secured Creditor U.S. Bank Trust National Association as Trustee of the
5 Bungalow Series IV Trust the real property commonly known as 3322 Cheltenham Street, Las
6 Vegas, NV 89129 (the “Cheltenham Claim”). *See* Claim 28-1 and Doc. 917. Claim No. 28,
7 filed on September 12, 2018, evidences a total claim of \$120,027.77, with pre-petition arrears
8 of \$31,124.02. *Id.*

9 2. Secured Creditor U.S. Bank Trust National Association as Trustee of the
10 Bungalow Series IV Trust holds a claim secured by the real property commonly known as
11 8562 Lambert Drive, Las Vegas, NV 89147 (the “Lambert Claim”). *See* Claim No. 29-2 and
12 Doc. 916.

13 **B. Procedural History**

14 On May 10, 2018, Debtor filed the Voluntary Petition that initiated the above-
15 captioned Chapter 11 bankruptcy action (Doc. 1). However, Debtor failed to file schedules
16 and various other required documents at that time (Doc. 8). On May 24, 2018, the deadline to
17 do so, Debtor filed schedules and other disclosures (Doc. 23, Doc. 25, Doc. 26). On July 6,
18 2018, Debtor filed a Monthly Operating Report for the period ending May 31, 2018 and on
19 July 18, 2018, Debtor filed a Monthly Operating Report for the period ending June 30, 2018
20 (Doc. 50, Doc. 56). Debtor subsequently filed Monthly Operating Reports on a regular basis
21 through the period ending August 31, 2020.¹

22 On November 1, 2018, the Court entered an Order (Doc. 114) Granting Debtor’s
23 Motion to Assume Leases (Doc. 84). On November 29, 2018, Debtor filed its Motion
24

25 ¹ *See* Docs. 65 (July 2018), 88 (August 2018), 106 (September 2018), 129 (October 2018),
26 146 (November 2018), 163 (December 2018), 191 (January 2019), 213 (February 2019), 371
27 (March 2019), 500 (April 2019), 532 (May 2019), 543 (June 2019), 552 (July 2019), 585
28 (August 2019), 588 (September 2019), 606 (October 2019), 621 (November 2019), 622
(December 2019), 623 (January 2020), 647 (February 2020), 687 (March 2020), 695 (April
2020), 705 (May 2020), 714 (June 2020), 728 (July 2020), 742 (August 2020).

1 Seeking an Order Authorizing the Debtor to Obtain Post-Petition Financing (Doc. 138, the
2 “Motion for Financing,” a true and correct copy of which is attached hereto as **Exhibit “A”**
3 for the Court’s convenience. In its Motion for Financing, Debtor disclosed it had already
4 obtained five post-petition loans from Melani Schulte, which totaled \$33,220.00. *Id.* Debtor
5 then requested the Court approve those loans *nunc pro tunc* and authorize Debtor to obtain
6 additional post-petition financing pending confirmation of a plan of reorganization. *Id.* On
7 January 4, 2019, the Court entered an Order (Doc. 154) Granting Debtor’s Application to
8 Employ Special Counsel (Doc. 135). On February 14, 2019, the Court entered an Order
9 Granting in Part and Denying in Part Debtor’s Motion for Financing (Doc. 190, the “Order
10 Authorizing Post-Petition Financing,” a true and correct copy of which is attached hereto as
11 **Exhibit “B”** for the Court’s convenience). In that Order, the Court authorized Debtor to
12 borrow up to \$10,000.00 per month from Melani Schulte until an order confirming a plan is
13 entered. *Id.* The Court also authorized Debtor to obtain a “one time loan” of \$20,000.00 to
14 pay the retainer of the recently approved special litigation counsel. *Id.*

15 On February 21, 2019, Citimortgage, Inc. filed a Motion to Dismiss Case for Cause
16 under 11 U.S.C. § 1112, or, in the Alternative, Motion to Convert Case to Chapter 7 (Doc.
17 194, “Citimortgage’s Motion to Dismiss or Convert”). On February 27, 2019, Debtor filed its
18 Chapter 11 Plan of Reorganization #1 (Doc. 201, “Plan No. 1”) and Disclosure Statement
19 (Doc. 202). The Court set a hearing on the Disclosure Statement for April 17, 2019 (Doc.
20 207). During March 2019, Debtor filed numerous Motions for 2004 Examinations concerning
21 various real properties of the estate (Docs. 216-249), which the Court granted (Docs. 250-
22 282). During March and April 2019, several creditors objected to Plan No. 1 and the
23 Disclosure Statement. *See, e.g.*, Docs. 283-287, Docs. 292-300.

24 On April 11, 2019, Debtor filed Amended Chapter 11 Plan Number 2 (Doc. 350, “Plan
25 No. 2”) and an Amended Disclosure Statement (Doc. 351). The Court set a hearing on the
26 Amended Disclosure Statement for May 29, 2019 (Doc. 357). On May 1, 2019, the Court
27 entered an Order Denying Citimortgage’s Motion to Dismiss or Convert (Doc. 440). During
28 May 2019, several creditors objected to Plan No. 2 and the Amended Disclosure Statement.

1 *See, e.g.*, Docs. 455-469, Docs. 472-476, Docs. 479-487).

2 During the May 29, 2019 hearing on the Amended Disclosure Statement, the Court
 3 approved the Amended Disclosure Statement and set a Status Check for December 4, 2019
 4 (Doc. 513). On June 6, 2019, the Court entered an Order Approving Disclosure Statement
 5 and Setting Hearing on Confirmation (Doc. 530), in which the Court stated that a date for the
 6 confirmation hearing would be determined during the December 4, 2019 Status Check.
 7 During November 2019, additional objections to confirmation of Plan No. 2 were filed. *See,*
 8 *e.g.*, Docs. 597-602. On December 4, 2019, the Court continued the Status Check on the
 9 Amended Disclosure Statement to March 11, 2020 (Doc. 614). The Court continued the
 10 Status Check twice more and, on July 23, 2020, the Court entered an Order Scheduling
 11 Settlement and Status Conferences (Doc. 706), in which the Court set a Settlement
 12 Conference for September 18, 2020 and a further Status Check for September 30, 2020. The
 13 Settlement Conference and related Status Check were continued a number of times and,
 14 ultimately, the Court set a Status Check for July 28, 2021. *See* Docs. 734, 743, 756, 782, 783,
 15 784, 790, 803, 830, 835, 840. Although a number of settlement conferences were conducted,
 16 Secured Creditors are not aware of any that were successful.

17 On April 28, 2021, the Court entered an Order (Doc. 853) granting Debtor's Motion to
 18 Employ Special Litigation Counsel (Doc. 843). On July 21, 2021, Debtor filed a Status
 19 Report in which Debtor stated that some settlements had been reached with creditors, but
 20 Debtor planned to file claims objections "in the next few months" (Doc. 879, a true and
 21 correct copy of which is attached hereto as **Exhibit "C"** for the Court's convenience). Debtor
 22 also stated that an amended plan and disclosure statement would be filed "once the claims
 23 objections have been filed." *Id.* During the July 28, 2021 Status Check, the Court set a
 24 further Status Hearing for January 19, 2022 (Doc. 884). As of the filing of this Motion,
 25 Debtor has not filed any objections to claims or an amended plan and disclosure statement.

26 **III. ARGUMENT**

27 Cause exists for the Court to dismiss or convert this Chapter 11 case due to Debtor's
 28 failure to comply with the Bankruptcy Code's obligations intended to ensure an efficient

1 reorganization of debts where possible. Such cause is evidenced by Debtor's failure to
 2 comply with the Order Authorizing Post-Petition Financing as well as Debtor's failure to
 3 make required reports regarding its financial condition. The Bankruptcy Code recognizes the
 4 importance of these obligations and expressly provides for the dismissal or conversion of a
 5 case where a debtor fails to comply with them. This is such a case and the Court should enter
 6 an order of dismissal or conversion.

7 **A. Legal Standard**

8 11 U.S.C. § 1112(b)(1) states, in pertinent part,

9 ...on request of a party in interest, and after notice and a hearing, the court shall
 10 convert a case under this chapter to a case under chapter 7 or dismiss a case
 11 under this chapter, whichever is in the best interests of creditors and the estate,
 12 for cause unless the court determines that the appointment under section
 1104(a) of a trustee or an examiner is in the best interests of creditors and the
 estate.

13 As such, upon a motion filed by an interested party, this Court must first determine whether
 14 cause exists to dismiss or convert the case and then determine whether conversion or
 15 dismissal, or the appointment of a trustee, is in the "best interest of creditors and the estate."
 16 *Id. See also In re Marciano*, 459 BR 27, 48 (9th Cir. BAP 2011) (citation omitted). 11 U.S.C.
 17 § 1112(b)(4) provides a non-exhaustive list of circumstances that amount to "cause" for
 18 dismissal or conversion pursuant to Section 1112(b)(1). Once the movant has established that
 19 cause exists to dismiss or convert a case under 11 U.S.C. § 1112(b)(1), the burden shifts to the
 20 debtor to demonstrate the existence of "unusual circumstances," which establish that dismissal
 21 or conversion is not in the best interests of the creditors and the estate and that the debtor
 22 meets the other requirements of 11 U.S.C. § 1112(b)(2). *Andover Covered Bridge, LLC v.*
 23 *Harrington*, 553 B.R. 162, 171-72 (citations omitted).

24 **B. Secured Creditors Are Parties in Interest**

25 Pursuant to 11 U.S.C. § 1190(b), Secured Creditors are parties in interest entitled to
 26 appear and be heard in this case. As detailed above, Secured Creditors are creditors of the
 27 estate because they each hold at least one claim secured by property of the estate.

28 ///

1 **C. Cause Exists to Dismiss or Convert the Case**

2 Cause exists to dismiss or convert this case under 11 U.S.C. § 1112(b)(4)(E) and (F)
 3 due to Debtor's failure to comply with a Court order and failure to file required reports in a
 4 timely manner. First, cause exists pursuant to 11 U.S.C. § 1112(b)(4)(E) because Debtor has
 5 failed to comply with the Court's Order Authorizing Post-Petition Financing (Doc. 190)
 6 entered on February 14, 2019. When Debtor requested authorization to obtain post-petition
 7 financing in November 2018, Debtor disclosed five loans totaling \$33,220.00, which it had
 8 obtained from Melani Schulte between July 2018 and November 2018 (Doc. 138). Debtor
 9 requested the Court approve those loans retroactively. In the Order Authorizing Post-Petition
 10 Financing, the Court disallowed the five unauthorized loans, but authorized Debtor to borrow
 11 funds from Melani Schulte starting on January 23, 2019 (Doc. 190). The Court authorized
 12 loans of "amounts up to \$10,000.00 per month until such time that an order confirming a plan
 13 of reorganization is entered in this case." *Id.* The Court also authorized a "one time loan" of
 14 \$20,000.00 to be used to pay the retainer of Debtor's special litigation counsel. *Id.*

15 Debtor has violated the terms of the Order Authorizing Post-Petition Financing by
 16 obtaining loans totaling more than \$10,000.00 during at least two different months.² Debtor
 17 may have obtained additional loans in excess of the limit; however, as detailed below, Debtor
 18 has failed and refused to file Monthly Operating Reports for the past year and any such loans
 19 cannot be identified at this time. The available evidence demonstrates that, during October
 20 2019, Debtor borrowed \$70,029.00 for "legal fees" paid during October and November 2019.
 21 *See* Monthly Operating Report for period ending November 2019 (Doc. 606), a true and
 22 correct copy of which is attached hereto as **Exhibit "D"** for the Court's convenience.
 23 Similarly, during January 2020, Debtor borrowed \$15,500.00. *See* Monthly Operating Report
 24 for period ending January 2020 (Doc. 623), a true and correct copy of which is attached as
 25 **Exhibit "E"** for the Court's convenience.

26
 27
 28 ² Debtor obtained a \$27,000.00 loan from Melani Schulte in February 2019; however, that
 amount appears to have consisted of the authorized \$20,000.00 retainer for special litigation

1 In addition, Debtor's Monthly Operating Reports have not been amended to reflect the
 2 Court's ruling that any loans made before January 23, 2019 were disallowed. Three of the
 3 disallowed loans, which totaled \$17,500.00, were identified in the Monthly Operating Reports
 4 for the periods ending September 2018, October 2018, and November 2018 (Docs. 106, 129,
 5 146). Yet, those reports have not been amended and those loans appear to still be included in
 6 the cumulative total of post-petition loans obtained by Debtor.³

7 Debtor failed to obtain authorization for post-petition financing until after it had
 8 already borrowed \$33,220.00 and does not appear to have taken appropriate action to address
 9 those loans following the Court's decision to disallow them. More important, Debtor has
 10 violated the restrictions the Court placed on post-petition financing on at least two occasions.
 11 Debtor's violation of an order entered by this Court is cause to dismiss or convert the case.

12 Second, cause exists to dismiss or convert this case pursuant to 11 U.S.C. §
 13 1112(b)(4)(F) due to Debtor's failure to comply with the reporting requirements established
 14 for Chapter 11 debtors. As a debtor in possession, Debtor is required to perform the duties
 15 enumerated in 11 U.S.C. § 1106, including certain duties incorporated from 11 U.S.C. §
 16 704(a). As relevant here, Debtor is required to file "periodic reports and summaries of the
 17 operation of [its] business, including a statement of receipts and disbursements, and such other
 18 information as the United States trustee or the court requires." 11 U.S.C. § 704(a)(8),
 19 incorporated by reference in 11 U.S.C. § 1106(a)(1).

20 The requirement to maintain records and file such reports is so important it is
 21 reiterated in FRBP 2015(a)(3). As one bankruptcy court has noted,

22 **Monthly reports** and the financial disclosures contained within them "**are the**
 23 **life-blood of the Chapter 11 process**" and are more than "mere busy work."
 24 Without these reports, the UST and creditors cannot determine when a debtor is
 25 incurring additional losses, is rendered administratively insolvent, or is
 transferring assets without authorization. The **reporting requirements provide**
 the **primary means for monitoring the debtor's compliance** with the Code's

26
 27 counsel and an additional loan of \$7,000.00, which was under the \$10,000.00 per month limit.
 See Monthly Operating Report for February 2019 (Doc. 213).

28 ³ The other two disallowed loans (\$9,720.00 in July 2018 and \$6,000.00 in August 2018) were
 not disclosed in any Monthly Operating Reports.

1 requirements **and they serve as a litmus test for a debtor's ability to**
2 **reorganize.** Thus, non-compliance is not a "mere technicality."

3 *In re Whetten*, 473 B.R. 380, 383-84 (Bankr. D. Colo. 2012) (citations omitted, emphasis
4 added). In this case, where the Court has authorized Debtor to borrow funds, but placed limits
5 on that authorization, the reporting requirements are even more important.

6 However, Debtor has not filed a Monthly Operating Report since October 2020, which
7 report concerned the period ending August 31, 2020 (Doc. 742, a true and correct copy of
8 which is attached hereto as **Exhibit "F"** for the Court's convenience). As of that date, Debtor
9 acknowledged it had obtained \$209,029.00 in post-petition financing. *Id.* And Debtor had
10 borrowed \$10,000.00 a month for six straight months from March 2020 to August 2020
11 (Docs. 687, 695, 705, 714, 728, 742). It is reasonable to infer that Debtor has continued to
12 borrow sums during the fourteen monthly periods for which Debtor has failed to file required
13 reports. It is also reasonable to be concerned that Debtor has continued to violate the terms of
14 the Order Authorizing Post-Petition Financing by borrowing more than the allowed monthly
15 amount.

16 Finally, Debtor's failure to file the required reports cannot be excused by the
17 promulgation of the U.S. Trustee Program's "Procedures for Completing Uniform Periodic
18 Reports in Non-Small Business Cases Filed Under Chapter 11 of Title 11," which became
19 effective on June 21, 2021 and implemented uniform requirements for Chapter 11 monthly
20 operating reports in cases such as the one at bar. Debtor had stopped filing required reports
21 several months before the new reports and supporting documentation were implemented.

22 Debtor has failed to comply with the requirement to file periodic reports disclosing
23 key information regarding Debtor's financial condition. Yet, without such reports, "how can
24 creditors have any confidence that the debtor will timely and accurately report its income and
25 make the required distributions under its plan, when the court and the UST are no longer
26 monitoring the case?" *In re Whetten*, 473 B.R. at 384. Debtor's failure to comply with this
27 basic yet crucial obligation is further cause to dismiss or convert this case pursuant to 11
28 U.S.C. § 1112(b)(1).

1 IV. CONCLUSION

2 For the above and foregoing reasons, Secured Creditors respectfully request this Court
3 enter an Order dismissing or converting the above-captioned action due to Debtor's failure to
4 comply with the obligations imposed by the Bankruptcy Code as well as this Court's order.

5 DATED: December 17, 2021

GHIDOTTI | BERGER LLP

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EXHIBIT “A”

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UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re:

SCHULTE PROPERTIES LLC,

Debtor.

Bankruptcy Case No. 18-12734-MKN

Chapter 11

Date: January 2, 2019

Time: 9:30 a.m.

MOTION SEEKING AN ORDER AUTHORIZING THE DEBTOR TO OBTAIN POST-PETITION FINANCING, GRANTING SUPER-PRIORITY ADMINISTRATIVE EXPENSE STATUS, AND MODIFYING THE AUTOMATIC STAY

SCHULTE PROPERTIES LLC, the Debtor in Possession in the above-captioned bankruptcy proceeding (the “Debtor”), hereby submits its motion (“Motion”) for entry of an order authorizing the Debtor to obtain post-petition financing pursuant to Sections 105, 363, and 365 of title 11 of the United States Code (the “Bankruptcy Code”) by entering into that certain Debtor-in-Possession Loan and Agreement (the “DIP Agreement”) by and among the Debtor and Melani Schulte (the “Post-Petition Lender”), a copy of which is attached hereto Exhibit “A,” together with any related notes, as the same may be amended, supplemented, or otherwise modified from time to time, and all instruments,

1 agreements, assignments, and other documents referred to therein or herein or requested by the Post-
2 Petition Lender to give effect to the terms thereof and hereof (the DIP Agreement and such other
3 instruments, agreements, assignments, and other documents, as at any time amended, substituted, or
4 restated, being collectively called the “DIP Financing Documents”), all subject to the terms and
5 conditions set forth herein and therein; (2) granting priority administrative expense status to the Post-
6 Petition Lender as specifically set forth herein and in the DIP Agreement, pursuant to Sections
7 364(c)(1) of the Bankruptcy Code; (3) modifying the automatic stay pursuant to Section 362(d)
8 of the Bankruptcy Code; and (4) in accordance with Rule 4001(c)(2) of the Federal Rules of
9 Bankruptcy Procedure (the “Bankruptcy Rules”) and all applicable local bankruptcy rules,
10 scheduling a final hearing (the “Final Hearing”) and approving notice with respect thereto.

11 This Motion is made and based on the *Declaration of Melani Schulte in Support of the*
12 *Debtor’s Motion Seeking an Order Authorizing the Debtor to Obtain Post-Petition Financing,*
13 *Granting Liens and Super-Priority Administrative Expense Status, and Modifying the*
14 *Automatic Stay* (the “Declaration”), the papers and pleadings on file herein, judicial notice of
15 which are respectfully requested, and any arguments of counsel entertained by the Court at the
16 time of any hearings on this Motion.

17 **I. BANKRUPTCY RULE 4001 CONCISE STATEMENT**

18 By this Motion, the Debtor requests:¹ (a) entry of an Order authorizing the Debtor: (i) to
19 obtain post-petition financing pursuant to Sections 363 and 365 of the Bankruptcy Code by
20 entering into the DIP Agreement; (ii) to grant priority over any or all administrative expenses
21 of the kind specified in section 503(b) or 507(b) of Title 11 of the Bankruptcy Code, pursuant
22 to section 364(c), subject to a Carve Out; and (iii) to obtain post-petition loans and financing in
23

24 ¹The following is only a brief summary, and nothing herein is intended or should be construed as
altering or amending the DIP Agreement.

1 the amount of up to \$10,000 per month pending confirmation of a Debtor's Plan of
2 Reorganization.

3 **II. MATERIAL PROVISIONS OF PROPOSED DIP FINANCING:**

4 **A. Borrower:** Schulte Properties LLC

5 **B. Lender:** Melani Schulte

6 **C. Loan Amount:** up to \$10,000 per month until plan confirmation

7 **D. Purpose:** The proceeds of the DIP Loan are to fund operations of the
8 Debtor throughout its bankruptcy case and to fund the Debtor's Chapter 11 plan in the event that
9 rental proceeds are inadequate to pay the Debtor's monthly operating expenses. The funds will
10 be used to:

11 1) Pay operating expenses throughout the Chapter 11 process,

12 2) Pay legal and professional fees to pursue claims against lenders and
13 servicers, including a \$20,000.00 retainer to proposed special litigation
14 counsel Kellett & Bartholow PLLC;

15 **E. Security:** Priority over administrative expenses, subject to the Carve-
16 Out.

17 i. Pursuant to Section 364(c)(1) of the Bankruptcy Code, a priority over
18 any or all administrative expenses of the kind specified in section
19 503(d) or 507(b) of the Bankruptcy Code, subject to the Carve-Out,
20 is allowed.

21 **F. Carve-Out:** The priority or interests granted to the Post-Petition Lender
22 will be valid, enforceable, and perfected security interests and liens, but shall be subject and
23 subordinate to allowed claims of professionals of the Debtor (the "Carve-Out").

24 **G. Interest:** interest on advances shall accrue at a rate of 5% per annum until
paid.

H. Waiver of Applicable Non-Bankruptcy Law Relating to Perfection:

The Order is deemed to be sufficient and conclusive evidence of the priority, perfection, and validity of the post-petition liens and security interests granted therein, if any, effective as of the Petition Date, without any further act and without regard to any other federal, state, or local requirements or law requiring notice, filing, registration, recording or possession of the subject collateral, or other act to validate or perfect such security interest or lien.

I. Relief from Automatic Stay:

The automatic stay provisions of Section 362 of the Bankruptcy Code are modified and vacated to the extent necessary to enforce certain remedies against Post-Petition Collateral, if any, without having to obtain any further order of the Bankruptcy Court.

J. Application of Proceeds of Collateral:

The Debtor shall use the proceeds of all loans made pursuant to the DIP Financing Documents and all other accommodations made by the Post-Petition Lender for the Debtor for only those purposes described herein, and not for any purpose prohibited by law or by the terms and conditions of the DIP Agreement, any of the DIP Financing Documents, or the Order; and expressly excluding use of the proceeds (including the Carve Out) for the investigation or prosecution of any claim and/or cause of action against the Post-Petition Lender, including, but not limited to, any and/or all claims and causes of action arising (i) under Sections 540 and/or 550 of the Bankruptcy Code; (ii) under a theory of equitable subordination or recharacterization; or (iii) that challenges the DIP Obligations or the security interests granted pursuant to the DIP Financing Documents or the Order.

K. Waiver of Section 506(c) Surcharge:

Subject to entry of an Order, the Debtor shall not assert a claim under Section 506(c) of the Bankruptcy Code for any costs and expenses incurred in connection with the preservation, protection, or enhancement of, or realization by the Post-Petition Lender upon the Post-Petition Collateral.

III. STATUS OF THE CASE AND JURISDICTION

On May 10, 2018 (the “Petition Date”), the Debtor filed its voluntary petition for relief under Chapter 11 of the Bankruptcy Code. The Debtor has continued in the possession of its property and is operating and managing its businesses as a debtor and debtor-in-possession pursuant to Sections 1107(a) and 1108 of the Bankruptcy Code.

No request for a trustee or examiner has been made and no creditors’ committee has yet been appointed in this case. This Court has jurisdiction over this Motion under 28 U.S.C. §§157 and 1334. This matter is a core proceeding within the meaning of 28 U.S.C. §§157(b)(2)(A), (D), and (O). Venue of these proceedings and this Motion is proper in this District pursuant to 28 U.S.C. §§1408 and 1409.

The statutory predicates for the relief sought herein are Sections 105(a), 361, 362, 363, and 364 of the Bankruptcy Code, Bankruptcy Rules 4001, 6004, and 9014, and LR 4001(b).

IV. BACKGROUND

Melani Schulte is the 100% owner of the Debtor, Schulte Properties LLC. In Melani Schulte’s personal Chapter 11 bankruptcy proceeding, case 09-29123 (the “2009 Bankruptcy”), an Order Confirming the Debtors’ Chapter 11 Plan of Reorganization (the “2009 Bankruptcy Confirmed Plan”) was entered by the court directed that the residential properties held by Melani Schulte or related entities (and/or her then husband, who later lost all interest to the properties through a divorce proceeding) be transferred to one “Holding Company”. That Holding Company is the Debtor, which is a Nevada Corporation and holder of 32 residential rental properties. The Debtor currently has tenants in all 32 of its properties, although due to the nature of its business that number is regularly subject to change. All pre-petition leases with tenants have been approved by the Court.

Each of the Debtor’s 32 residential rental properties (the “Properties”) is secured by one or more deeds of trust. In most cases, the terms of the existing deeds of trust secured by the Properties were modified through confirmation of the plan in the 2009 Bankruptcy. In **EVERY CASE**, holders and servicers of those deeds of trust violated the 2009 Bankruptcy Confirmation Order in one or more of the

1 following ways:

- 2 1. Failing to properly apply payments made in the amount ordered;
- 3 2. Charging interest in excess of the amount ordered;
- 4 3. Continuing to seek collection of amounts in excess of the amount ordered, or of discharged
5 amounts; and
- 6 4. Failing to provide statements reflecting proper application of payments under the 2009
7 Bankruptcy Confirmed Plan.

8 Because payments were improperly applied, and incorrect interest charges incurred, late fees and other
9 charges were assessed in error. Admittedly, some lenders and servicers were worse offenders than others,
10 however in every single case the deeds of trust secured by the Properties were mismanaged, in violation
11 of the 2009 Confirmation Order, causing injury to the Debtor. In some cases, the lenders even initiated
12 foreclosure proceedings based upon their incorrect records. The Debtor filed for chapter 11 bankruptcy
13 protection on May 31, 2017 as Case No. 17-12883 (the "2017 Bankruptcy") due to several pending
14 foreclosure proceedings. Believing that it could effectively negotiate and obtain proper records from
15 secured lenders outside of bankruptcy with reduced administrative costs, the Debtor sought and obtained
16 voluntary dismissal of the 2017 Bankruptcy.

17 In May 2018 the Debtor found itself again facing a foreclosure proceeding based upon faulty
18 records and filed the instant case, having determined that the only path forward was to bring secured
19 lenders to be held accountable before this Court for failure to abide by the 2009 Bankruptcy Confirmation
20 Order. The Debtor fully intends to pursue claims against lenders and servicers for their failures to abide
21 by the 2009 Bankruptcy Confirmation Order and the resulting injuries to the Debtor, including extensive
22 legal fees. By separate motion, the Debtor is seeking employment of special litigation counsel Kellett &
23 Bartolow, which firm has extensive experience in pursuing lenders and servicers for their misdeeds.
24 Kellett & Bartolow requires a \$20,000 retainer to commence work, and assuming the Court approves the
employment, the Debtor does not have the resources to advance the funds for special counsel's retainer.

1 Additionally, because the Debtor has had to pay attorneys to file the 2017 Bankruptcy and the instant
2 bankruptcy proceeding, it does not have the cash reserves required to pay for ordinary course repairs or
3 other expenses relating to the Properties.

4 Since the filing of the bankruptcy petition, Melani Schulte has contributed the following funds to
the Debtor for payment of ordinary course expenses and repairs:

- 5 1. July 29, 2018 - \$9720
- 6 2. August 21, 2018 - \$6000
- 7 3. September 24, 2018 - \$7500
- 8 4. October 25, 2018 - \$5000
- 9 5. November 29, 2018 - \$5000

10 By this Motion, the Debtor seeks nunc pro tunc approval of these contributions as post-petition financing
11 in addition to the \$20,000 retainer for Kellett & Bartolow and other ongoing advances, as needed, up to
\$10,000 per month until confirmation of a plan of reorganization.

12 **V. RELIEF REQUESTED**

13 The Debtor hereby requests entry of the Order granting the following relief, all as more
14 specifically enumerated above in the introductory paragraph of this Motion.

15 **A. The Debtor's Need for Financing**

16 The Debtor requests authority to obtain post-petition financing from the Post-Petition Lender,
17 who is the Debtor's principal. The requested relief is necessary for the Debtor to continue the operations
18 of its business as a debtor-in-possession, to preserve the going-concern value of its assets, and to
19 minimize the disruption of the Debtor as a going concern. The Debtor will suffer immediate and
20 irreparable harm unless it is immediately authorized to obtain financing in the amount and on the terms
and conditions set forth in the Order and in the DIP Financing Documents.

21 The Debtor is unable to obtain financing in the form of unsecured credit allowable under Section
22 503(b)(1) of the Bankruptcy Code as an administrative expense or solely in exchange for the grant of a

23

24

1 super-priority administrative expense claim pursuant to Section 364(c)(1) of the Bankruptcy Code.

2 **B. Summary of Relief Sought**

3 The Debtor seeks authorization to obtain, on an emergency basis, priority, post-petition financing,
4 pursuant to Section 364(c)(1) of the Bankruptcy Code on terms as outlined in the DIP Financing
5 Documents substantially in the form attached hereto as Exhibit “A,” and incorporated herein by
6 reference. Specifically, the Debtor seeks the entry of an Order authorizing (a) the Debtor to enter into
7 the DIP Agreement; (b) obtain the DIP Loan from the Post-Petition Lender, (c) to pay all interest, fees,
8 expenses, and other obligations provided for under the Order and the DIP Financing Documents, and (d)
9 to satisfy all conditions precedent and perform all obligations there under in accordance with the terms
thereof.

10 A condition to the willingness of the Post-Petition Lender to fund the DIP Loan is that, as security
11 for the prompt payment and performance of the DIP Loan and all interest, fees, expenses, and charges at
12 any time payable by the Debtor under the Order (collectively, the “DIP Obligations”), the Post-Petition
Lender receives:

13 i. Pursuant to Section 364(c)(1) of the Bankruptcy Code, subject only to the Carve-Out, a
14 priority over any or all administrative expenses of the kind specified in section 503(d) or 507(b) of the
15 Bankruptcy Code.

16 The priority described above shall hereinafter be referred to as the “Post-Petition Priority”.
17 Notwithstanding any provisions, the Post-Petition Priority shall not attach to any of the following
18 property: (I) any causes of action, including causes of action or claims pursuant to Sections 544, 545,
19 547, 548, 550, or 553 of the Bankruptcy Code (the “Avoidance Actions”); and (ii) any monies recovered
20 in connection with the successful prosecution or settlement of Avoidance Actions or any other causes of
action held by the Debtor’s estate (collectively, the “Avoidance Proceeds”).

21 Pursuant to the Order, all DIP Obligations will be granted administrative priority in accordance
22 with, and shall constitute an allowed super-priority claim (the “Super-Priority Claim”) pursuant to the
23
24

1 provisions of Section 364(c)(1) of the Bankruptcy Code with priority over all other administrative
2 expenses in the Debtor's bankruptcy case of the kind specified in, or ordered pursuant to, Sections 105,
3 326, 328, 330, 331, 503(a), 503(b), 507(a), 507(b), 552, 726, 1114, or other similar section of the
4 Bankruptcy Code.

5 Further, no costs or administrative expenses which have been or may be incurred in this Chapter
6 11 case, in any proceedings related hereto or in any superceding Chapter 7 case, and no priority claims
7 are or will be prior to or on a parity with the Super-Priority Claim of the Post-Petition Lender against the
8 Debtor arising under any of the DIP Financing Documents, except for the Carve-Out for professional
9 fees and for fees payable to the U.S. Trustee and to the Clerk of the Court.

10 The Debtor believes that good cause has been shown for the entry of the Order to obtain the DIP
11 Loan. The Debtor's need for financing of the type requested herein and as afforded by the Order is
12 immediate and critical. Entry of the Order will minimize disruption of the Debtor's operations and
13 business as a going concern, will preserve the assets of the Debtor's estate, and is in the best interests of
14 the Debtor, its creditors and its estate.

15 The Debtor further believes that the terms of the financing are fair and reasonable, reflect the
16 Debtor's reasonable exercise of prudent business judgment, and are supported by reasonably equivalent
17 value and fair consideration. The DIP Agreement is necessary to help maintain the value of the Debtor's
18 assets, including going-concern value, and the ability to continue its business and operations. For the
19 foregoing reasons, and in order to assure operating capital, it is necessary for the Debtor to have a post-
20 petition credit facility. Otherwise, the Debtor will be forced to close its operations.

21 **V. BASIS FOR RELIEF REQUESTED**

22 As described above, it is essential to the Debtor's operations that it be granted immediate access
23 to additional funds. Absent access to the working capital financing that will be available to the Debtor
24 under the proposed DIP loan, the Debtor will be unable to retain Special Counsel and to maintain its
business operations or preserve the value of its assets. The Debtor believes that the terms and conditions

1 of the DIP loan, the DIP Financing Documents, and the Order, and the related relief requested herein are
2 fair, reasonable, and in the best interests of the Debtor, its estate and its creditors.

3 A. Approval Under Section 364(c) of the Bankruptcy Code

4 Section 364 of the Bankruptcy Code allows the Debtor to (a) obtain unsecured credit in the
5 ordinary course of business, (b) obtain unsecured credit out of the ordinary course of business, and (c)
6 obtain credit with specialized priority or with security. If a debtor-in-possession cannot obtain post-
7 petition credit on an unsecured basis, the Court may authorize the obtaining of credit or the incurring of
8 debt, repayment of which is entitled to super-priority administrative expense status or is secured by a
9 priming lien on certain property and a lien on unencumbered property, or a combination of the foregoing.

10 The Debtor proposes to obtain financing under the DIP Loan, the DIP Financing Documents, and
11 the Order by providing priority of payment pursuant to Section 364(c) of the Bankruptcy Code. The
12 statutory requirement for obtaining post-petition credit under Section 364(c) is a finding, made after
13 notice and hearing, that the Debtor is “unable to obtain unsecured credit allowable under section
14 503(b)(1) of [the Bankruptcy Code.]” *In re Plabell Rubber Prods., Inc.*, 137 B.R. 897, 900 (Bankr. N.D.
15 Ohio 1992) (the debtor must show “by a good faith effort that credit was not available without” the
16 protections of Section 364(c)). Section 364(c) financing is appropriate when the trustee or debtor-in-
17 possession is unable to obtain unsecured credit allowable as an ordinary administrative claim. *See In re*
18 *Crouse Group, Inc.*, 71 B.R. 544, 549, modified on other grounds, 75 B.R. 553 (Bankr. E.D. Pa. 1987)
(secured credit under Section 364(c)(2) is authorized, after notice and hearing, upon showing that
unsecured credit cannot be obtained).

19 Courts have articulated a three-part test to determine whether a debtor is entitled to Section 364(c)
20 financing:

21 a. The debtor is unable to obtain unsecured credit under Section 364(b) (i.e., by allowing a
22 lender only an administrative claim);

23 b. The credit transaction is necessary to preserve the assets of the estate; and
24

1 c. The terms of the transaction are fair, reasonable, and adequate given the circumstances of
2 the debtor and the proposed lender.

3 See Crouse Group, 71 B.R. at 549. Additionally, courts will generally accord significant weight to the
4 necessity of the debtor obtaining post-petition financing in order to remain viable. See In re Snowshoe
5 Co., 789 F.2d 1085, 1088 (4th Cir. 1986); In re Ames Dep't Stores, 115 B.R. 34, 40 (Bankr. S.D.N.Y.
6 1990).

7 As noted above, the need for the Debtor to obtain financing is critical. Further, the evidence at
8 the hearing, if necessary, will show that a working capital facility of the type needed in this Chapter 11
9 case could not have been obtained without a priority basis.

10 B. The Debtor Does Not Have an Alternative to the DIP Loan, the DIP Financing
11 Documents, and the Order.

12 If necessary, the evidence at the hearing will show that a working capital facility of the type
13 needed in this case could not have been obtained without a priority basis. Indeed, the potential sources
14 of a credit facility for the Debtor, obtainable on an expedited basis and on reasonable terms, are
15 practically nonexistent. In these circumstances, “[t]he statute imposes no duty to seek credit from every
16 possible lender before concluding that such credit is unavailable.” Snowshoe Co., 789 F.2d at 1088.

17 A debtor need only demonstrate “by a good faith effort that credit was not available without” the
18 protections of Section 364(c). *Id*; In re Plabell, 137 B.R. at 900. Where there are few lenders likely to
19 be able and/or willing to extend the necessary credit to the debtor, “it would be unrealistic and
20 unnecessary to require [the debtor] to conduct an exhaustive search for financing.” In re Sky Valley, Inc.,
21 100 B.R. 107, 113 (Bankr. N.D. Ga. 1988), aff’d sub nom, Anchor Sav. Bank FSB v. Sky Valley, 99 B.R.
22 1997, 120 n.4 (N.D. Ga. 1989). Thus, the evidence introduced at the hearing will satisfy the requirement
23 of Section 364(c) that unsecured credit was unavailable to the Debtor.

24 The U.S. Court of Appeals for the Ninth Circuit has recognized that immediate interim relief may
be crucial to the success of a corporate reorganization.

1 We realize that in certain circumstances, the entire reorganization effort may be thwarted if
2 emergency leave is withheld and that reorganization under the Bankruptcy Code is a perilous process,
3 seldom more so than at the outset of the proceedings when the debtor is often without sufficient cash
4 flow to fund a central business operation. It is for this reason that Congress specified that hearings
concerning the use of cash collateral “shall be scheduled in accordance with the needs of the debtor.”

5 *In re Center Wholesale, Inc.*, 759 F.2d 1440, 1440 n. 21 (9th Cir. 1985) (citations omitted).

6 Because of the Debtor’s acute liquidity crisis, the status of the Debtor’s operations and collateral
7 base, the need to maintain confidentiality, and the impracticability of pursuing (and paying for) numerous
8 prospective lenders, the Debtor has concluded that, in its business judgment, it was not practicable to try
9 to “shop” the DIP loan to every possible lender. However, only the Post-Petition Lender, which is already
10 familiar with the Debtor’s business operations, corporate structure, financing arrangements, and
11 collateral base, and which has already performed the necessary due diligence in connection with the DIP
12 Agreement, was able to offer a post-petition credit facility to meet the Debtor’s working capital needs on
13 the terms, and within the time frame, that the Debtor needed and pursuant to the DIP Financing
Documents.

14 C. Application of the Business Judgment Standard

15 As described above, the Debtor’s management has concluded that the DIP Loan, the DIP
16 Financing Documents, and the Order provide the only alternative available under the circumstances.
17 Bankruptcy courts routinely defer to the debtor’s business judgment on most business decisions,
18 including the decision to borrow money. See Group of Institutional Investors v. Chicago Mil. St. P. &
19 Pac. Ry., 318 U.S. 523, 550 (1943); Ames, 115 B.R. at 38 (in examining requests by a debtor for interim
20 financing, courts apply the same business judgment standard applicable to other business decisions; *In*
21 *re Simasko Prod. Co.*, 47 B.R. 444, 449 (D. Colo. 1985) (“Business judgments should be left to the board
22 room and not to this Court.”); *In re Lifeguard Indus., Inc.*, 37 B.R. 3, 17 (Bankr. S.D. Ohio 1983) (same).
23 “More exacting scrutiny would slow the administration of the debtor’s estate and increase its costs,
24

1 interfere with the Bankruptcy Code's provision for private control of administration of the estate, and
2 threaten the court's ability to control a case impartially." Richmond Leasing Co., v. Capital Bank, N.A.,
3 762 F.2d 1303, 1311 (5th Cir. 1985).

4 In general, a bankruptcy court should defer to a debtor-in-possession's business judgment
5 regarding the need for and the proposed use of funds, unless such decision is arbitrary and capricious.
6 See In re Curlew Valley Assoc., 14 B.R. 506, 511-13 (Bankr. D. Utah 1981). Courts generally will not
7 second-guess a debtor-in-possession's business decisions when those decisions involve "a business
8 judgment made in good faith, upon a reasonable basis, and within the scope of [its] authority under the
9 Code." Id. at 513-14 (footnotes omitted).

10 The Debtor has exercised sound business judgment in determining that a post-petition credit
11 facility is appropriate and have satisfied the legal prerequisites to borrow under the DIP Loan, the DIP
12 Financing Documents, and the Order. The terms of the DIP Loan are fair and reasonable and are in the
13 best interests of the Debtor's estate. Accordingly, the Debtor should be granted authority to borrow funds
14 from the Post-Petition Lender on the secured, administrative super-priority basis described above,
15 pursuant to Section 364(c) of the Bankruptcy Code, and take the other actions contemplated by the Order
16 as requested herein.

17 The Debtor believes that it could not obtain financing from any other lender on terms more
18 favorable than the DIP Loan offered by the Post-Petition Lender, and certainly not before all of the
19 Debtor's limited cash resources were depleted by the search. The Debtor's management exercised their
20 best business judgment in negotiating the DIP Loan, the DIP Financing Documents, and the Order that
21 is presently before the Court.

22 D. Good Faith.

23 Section 364(e) of the Bankruptcy Code was designed to "encourage the extension of credit to
24 debtors" by allowing lenders to "rely on a bankruptcy court's authorization of the transaction." In re
EDC Holding Co., 676 F.2d 945, 947 (7th Cir. 1982) (the purpose of Section 364(e) is "to overcome

1 people's natural reluctance to deal with a bankrupt firm whether as purchaser or lender by assuring them
2 that so long as they are relying in good faith on a bankruptcy judge's approval of the transaction they
3 need not worry about their priority merely because some creditor is objecting to the transaction and is
4 trying to get the district court or the court of appeals to reverse the bankruptcy judge"); *see also In re*
5 *North Atlantic Millwork Corp.*, 155 B.R. 271, 279 (Bankr. D. Mass. 1993) ("The purpose of section
6 364(e) is to allow good faith lenders to rely upon conditions at the time they extend credit and to
7 encourage lenders to lend to bankrupt entities.").

8 The DIP Loan is and will be the result of good faith negotiations. The Debtor believes that the
9 terms of the DIP Loan are fair and reasonable under the circumstances, and that the Post-Petition Lender
10 is entitled to the benefits of Section 364(e) of the Bankruptcy Code. For purposes of full disclosure, the
11 Lender Melani Schulte is the chief executive officer of Debtor.

12 VI. CONCLUSION

13 WHEREFORE, the Debtor respectfully requests that the Motion be granted, in full, pursuant to
14 the terms of the DIP Agreement, attached as Exhibit "A", and that any further relief as is just and
15 equitable also be granted.

16 DATED: November 29, 2018.

17 JOHNSON & GUBLER, P.C.

18 /s/ Matthew L. Johnson
19 Matthew L. Johnson (6004)
20 Russell G. Gubler (10889)
21 8831 West Sahara Avenue
22 Las Vegas, Nevada 89117
23 Attorneys for Debtor in Possession
24

EXHIBIT A

PROMISSORY NOTE

Borrower: Schulte Properties LLC (the "Borrower")

Lender: Melani Schulte (the "Lender")

Principal Amount: Up to \$10,000.00 until a plan of reorganization is confirmed in Schulte Properties LLC Chapter 11 Bankruptcy Proceeding, case no. 18-12734.

1. FOR VALUE RECEIVED, The Borrower promises to pay to the Lender at such address as may be provided in writing to the Borrower, the principal sum of borrowed from date of installment, with interest payable on the unpaid principal at the rate of 5.00% (five percent) per annum until paid. Interest shall be calculated on each tranche of money lent on basis of 365 day year calculated from date of receipt of funds to date repayment.
2. This Note will be repaid in full on December 31st, 2020.
3. At any time while not in default under this Promissory Note, the Borrower may pay the outstanding balance then owing under this Promissory Note including all accrued interest to the Lender without further bonus or penalty. There shall be no prepayment penalty.
4. Notwithstanding anything to the contrary in this Promissory Note, if the Borrower defaults in the performance of any obligation under this Promissory Note, then the Lender may declare the principal amount owing and interest due under this Promissory Note at that time to be immediately due and payable.
5. All costs, expenses and expenditures including, and without limitation, the complete legal costs incurred by the Lender in enforcing this Promissory Note as a result of any default by the Borrower, will be added to the principal then outstanding and will immediately be paid by the Borrower. In the case of the Borrower's default and the acceleration of the amount due by the Lender all amounts outstanding under this Promissory Note will bear interest at the rate of 15.00 percent per annum from the date of demand until paid.
6. If any term, covenant, condition or provision of this Promissory Note is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Promissory Note will in no way be affected, impaired or invalidated as a result.
7. This Promissory Note will be construed in accordance with and governed by the laws of the State of Texas. Notwithstanding any provision herein or any document or instrument now or hereafter securing this Promissory Note, the total liability for payments in the nature

Promissory Note

Lender: Melani Schulte

Borrower: Schulte Properties LLC

Page 1 of 2

of interest shall not exceed the limits now imposed by the applicable laws of the State of Texas.

8. This Promissory Note will inure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the Borrower and the Lender. The Borrower waives presentment for payment, notice of non-payment, protest and notice of protest.
9. The failure of any holder of this Promissory Note to exercise any option hereunder shall not constitute a waiver of any right to exercise the same in the event of any subsequent default, or in the event of continuance of any existing default.
10. This Note must have priority over any or all administrative expenses of the kind specified in section 503(d) or 507(b) of the United States Bankruptcy Code, pursuant to Section 364(c)(1) of the United States Bankruptcy Code. However, any priority granted to the Lender shall be subject and subordinate to allowed claims of professionals of the Debtor.

IN WITNESS WHEREOF the parties have duly affixed their signatures under seal on this ____th day of ____, 2019.

SIGNED, SEALED, AND DELIVERED
this ____th day of ____, 2019.

Schulte Properties LLC

SIGNED, SEALED, AND DELIVERED
this ____th day of ____, 2019.

Melani Schulte

EXHIBIT “B”


Honorable Mike K. Nakagawa
United States Bankruptcy Judge



Entered on Docket
February 14, 2019

Matthew L. Johnson (6004)
Russell G. Gubler (10889)
Ashveen S. Dhillon (14189)
JOHNSON & GUBLER, P.C.
8831 West Sahara Avenue
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Telephone No. (702) 471-0065
Facsimile (702) 471-0075
mjohanson@mjohnsonlaw.com
Attorneys for Debtor

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:

SCHULTE PROPERTIES LLC,

Debtor.

Bankruptcy Case No. 18-12734-MKN

Chapter 11

Date: January 23, 2019

Time: 9:30 a.m.

ORDER GRANTING IN PART AND DENYING IN PART MOTION SEEKING AN ORDER
AUTHORIZING THE DEBTOR TO OBTAIN POST-PETITION FINANCING, AND
MODIFYING THE AUTOMATIC STAY

Upon the application of the Debtor, SCHULTE PROPERTIES LLC praying for an order authorizing the Debtor to obtain post-petition financing, it appearing that the required notice of said

1 Application has been given to all parties in interest and a hearing on the Application having been held
2 on January 23, 2019 at the hour of 9:30 a.m., for the reasons stated orally and recorded in open court
3 that shall constitute the decision of the Court pursuant to Rule 7052 of the Federal Rules of Civil
4 Bankruptcy Procedure, and good cause appearing, it is hereby:

5 ORDERED that the Debtor's Motion Seeking an Order Authorizing the Debtor to Obtain
6 Post-Petition Financing, Granting Super-Priority Administrative Expense Status, and Modifying the
7 Automatic Stay is GRANTED IN PART under 11 USC § 364; it is further

8 ORDERED that effective January 23, 2019, the Debtor is authorized to borrow from Melani
9 Schulte amounts up to \$10,000 per month until such time that an order confirming a plan of
10 reorganization is entered in this case; it is further

11 ORDERED that Debtor may take a one time loan from Schulte in the amount of \$20,000 to
12 pay the retainer for Karen Kellet, special litigation counsel, (together the Schulte Loans); it is further

13 ORDERED that Melani Schulte is permitted to charge the Debtor a rate of 5% per annum on
14 the unpaid balance of the Schulte Loans; it is further

15 ORDERED that the Schulte Loans shall be deemed to be unsecured loans under 11 USC
16 §364(b), and allowable under section 503(b)(1) as an administrative claim against the Debtor's estate;
17 it is further

18 ORDERED that any loans made prior to January 23, 2019 are disallowed and that this order is
19 without prejudice to the U.S. Trustee seeking appointment of a Chapter 11 Trustee in the future.

20 Respectfully submitted by:

21 JOHNSON & GUBLER, P.C.

22
23 /s/ Matthew L. Johnson
24 Matthew L. Johnson, Esq.
25 8831 West Sahara Avenue
26 Las Vegas, NV 89117

1 In accordance with LR 9021, counsel submitting this document certifies that the order accurately
2 reflects the Court's ruling and that:

3 ☐ The court has waived the requirement set forth in LR 9021(b)(1).

4 ☐ No party appeared at the hearing or filed an objection to the motion.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and
6 each has approved or disapproved the order, or failed to respond, as indicated below [list each party
7 and whether the party has approved, disapproved, or failed to respond to the document]:

8 Edward M. McDonald, Esq.

9 Edward.m.mcdonald@usdoj.gov

10 Counsel to the United States Trustee

11 ☒ approved ☐ disapproved ☐ no response

12 ☐ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the
13 motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

14 /s/ Matthew L. Johnson

15 Matthew L. Johnson, Esq.

16 OFFICE OF THE UNITED STATES TRUSTEE

17 Edward M. McDonald Jr.

18 Trial Attorney

19 300 Las Vegas Blvd., South 4300

20 Las Vegas, NV 89101

21 Edward.m.mcdonald@usdoj.gov

EXHIBIT “C”

Matthew L. Johnson (6004)
Russell G. Gubler (10889)
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mjohnson@mjohnsonlaw.com
Attorneys for Debtor

E-filed 7/21/2021

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

SCHULTE PROPERTIES LLC,
Debtor.

Bankruptcy Case No. 18-12734-MKN
Chapter 11

STATUS REPORT

Schulte Properties, LLC, through its attorneys, Matthew L. Johnson, of the law firm of Johnson & Gubler, P.C., respectfully submits this Status Report to the Court.

1. Claims Objections

The Debtor has retained, with court authority, attorney Matthew Carlyon, who is evaluating and preparing various objections to claims to be filed with the Court. These claims objections, along with settlement conferences and settlements regarding various properties, will have a significant effect on the Debtor's current plan.

2. Subpoenas

In order to facilitate the claims objections process and to avoid unnecessarily filing claims objections where not necessary, the Debtor has issued subpoenas to various current and former lenders and servicers of the Debtor's properties. The purpose of the subpoenas is to ensure that the Debtor has current and complete information regarding the various claims so that the Debtor may properly evaluate and/or object to claims. Many of the recipients have filed objections, and others

1 have provided the requested information. The Debtor may seek additional documents and may
2 require court intervention to obtain full and complete records regarding its 32 rental properties.

3 3. Plan

4 The Debtor has filed a plan and obtained approval of a disclosure statement. However,
5 since that time the Debtor has engaged in many day-long settlement conferences and has resolved
6 several claims. The Debtor is currently evaluating claims and likely claims objections that it
7 intends to file in the next few months to reduce and/or amend the claims on file in this case.
8 Because of the settlements and the anticipated claims objections, the Debtor anticipates that it will
9 file an amended plan and disclosure statement once the claims objections have been filed.

10 DATED: July 21, 2021.

JOHNSON & GUBLER, P.C.

11
12 /s/ Matthew L. Johnson
13 Matthew L. Johnson (6004)
14 Russell G. Gubler (10889)
15 8831 West Sahara Avenue
16 Las Vegas, Nevada 89117
17 *Attorneys for the Debtor*
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19
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CERTIFICATE OF SERVICE

I hereby certify that I am an employee of Johnson & Gubler, P.C. and that on July 21, 2021 I caused to be served a true and correct copy of STATUS REPORT in the following manner:

[X] a. Electronic Service

Under Administrative Order 02-1 (Rev. 8-31-04) of the United States Bankruptcy Court for the District of Nevada, the above-referenced documents were electronically filed and served through the Notice of Electronic Filing automatically generated by that Court's facilities on the dates of filing.

[X] b. United States Mail

By depositing a copy of the above-referenced document for mailing in the United States Mail, first class postage prepaid, at Las Vegas, Nevada, to the following parties, at their last known mailing addresses, on the date above written.

See attached service list.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: July 21, 2021.

/s/ Annabelle Nudo
An employee of Johnson & Gubler, P.C.

EXHIBIT “D”

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re: SCHULTE PROPERTIES LLC

Case No. 18-12734-leb

**CHAPTER 11
MONTHLY OPERATING REPORT
(REAL ESTATE CASE)**

SUMMARY OF FINANCIAL STATUS

MONTH ENDED: OCTOBER 31 2019

PETITION DATE: 5/10/2018 0:00

1. Debtor in possession (or trustee) hereby submits this Monthly Operating Report on the Accrual Basis of accounting (or if checked here X the Office of the U.S. Trustee or the Court has approved the Cash Basis of Accounting for the Debtor).
Dollars reported in \$1

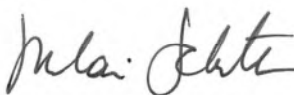
	<u>End of Current Month</u>	<u>End of Prior Month</u>	<u>As of Petition Filing</u>
2. Asset and Liability Structure			
a. Current Assets	\$11,550	\$49,975	
b. Total Assets	\$10,403,035	\$10,390,622	\$10,391,485
c. Current Liabilities	\$126,529	\$56,500	
d. Total Liabilities	\$10,680,772	\$10,557,243	\$10,554,243
3. Statement of Cash Receipts & Disbursements for Month	<u>Current Month</u>	<u>Prior Month</u>	<u>Cumulative (Case to Date)</u>
a. Total Receipts	\$49,540	\$160,477	\$1,030,501
b. Total Disbursements	\$87,965	\$113,476	\$1,073,851
c. Excess (Deficiency) of Receipts Over Disbursements (a - b)	(\$38,425)	\$47,001	(\$43,350)
d. Cash Balance Beginning of Month	\$49,975	\$2,974	\$0
e. Cash Balance End of Month (c + d)	\$11,550	\$49,975	(\$43,350)
4. Profit/(Loss) from the Statement of Operations	<u>Current Month</u>	<u>Prior Month</u>	<u>Cumulative (Case to Date)</u>
	(\$110,079)	\$47,001	(\$189,879)
5. Account Receivables (Pre and Post Petition)	\$0	\$0	
6. Post-Petition Liabilities	\$126,529	\$54,500	
7. Past Due Post-Petition Account Payables (over 30 days)	\$0	\$0	

At the end of this reporting month:

- | | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|
| 8. Have any payments been made on pre-petition debt, other than payments in the normal course to secured creditors or lessors? (if yes, attach listing including date of payment, amount of payment and name of payee) | | X |
| 9. Have any payments been made to professionals? (if yes, attach listing including date of payment, amount of payment and name of payee) | X | |
| 10. If the answer is yes to 8 or 9, were all such payments approved by the court? | X | |
| 11. Have any payments been made to officers, insiders, shareholders, relatives? (if yes, attach listing including date of payment, amount and reason for payment, and name of payee) | X | |
| 12. Is the estate insured for replacement cost of assets and for general liability? | X | |
| 13. Are a plan and disclosure statement on file? | X | |
| 14. Was there any post-petition borrowing during this reporting period? | X | |
15. **Check if paid:** Post-petition taxes ; U.S. Trustee Quarterly Fees X; Check if filing is current for: Post-petition tax reporting and tax returns: .
(Attach explanation, if post-petition taxes or U.S. Trustee Quarterly Fees are not paid current or if post-petition tax reporting and tax return filings are not current.)

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry believe these documents are correct.

Date: 11/25/2019 0:00


Responsible Individual

CASE #: 18-12734-leb

SCHULTE PROPERTIES LLC

OCTOBER 31 2019

PAGE 1. ITEM 11. DETAIL OF ITEM MARKED "YES"

AMOUNT	PAYEE AND REASON
\$ 14,382.00	PAID TO: THRIVE PROPERTY MANAGEMENT & INVESTMENTS INC. FOR OCTOBER 2019 MONTHLY MANAGEMENT FEES.
\$ 70,029.00	LOAN CONTRIBUTION FROM MEMBER - LEGAL FEES. LEGAL FEES: 10/11/2019 JOHNSON & GUBLER P.C. \$ 44,933.73 10/16/2019 JOHNSON & GUBLER P.C. \$ 10,095.08 11/5/2019 KELLETT & BARTHOLOW PLLC \$ 15,000.00

FEES ARE SCHEDULED MONTHLY, IN NORMAL COURSE OF BUSINESS.

THRIVE PROPERTY MANAGEMENT & INVESTMENTS INC. IS SOLELY OWNED AND OPERATED BY MELANI SCHULTE.

NOTE: TOTAL MEMBER CONTRIBUTIONS OF \$123,529 ALLOCATED TO BALANCE SHEET LIABILITIES.

NOTE: TOTAL BORROWINGS, WHILE *SHOWN* ON THE 'STATEMENT OF OPERATION', IS *NOT* A PROFIT AND LOSS ITEM. ACCORDINGLY, IT HAS NOT BEEN USED TO CALCULATE "INCOME" FOR PROFIT AND LOSS PURPOSES (LINE 43)

STATEMENT OF OPERATIONS**(Real Estate Case)**For the Month Ended 10/31/2019

Current Month				Cumulative (Case to Date)	Next Month Forecast
Actual	Forecast	Variance			
\$49,540	\$51,000	(\$1,460)	Revenues:		
		\$0	1 Rent/Leases	\$845,660	\$52,500
		\$0	2 Real Property Sales Gross		
\$0	\$0	\$0	3 Interest		
\$0	\$0	\$0	4 Other Income:	\$112,273	\$0
\$0	\$0	\$0	5 REFUNDED REPAIR RESERVE	\$15,720	\$0
\$0	\$0	\$0	6 REFUNDED BANK FEES	\$348	\$0
\$49,540	\$51,000	(\$1,460)	7 Total Revenues	\$974,001	\$52,500
			Expenses:		
\$0		\$0	8 Cost of Property Sold		
		\$0	8a Initial Cost & Improvement		
\$0	\$0	\$0	8b less: Depreciation Taken		
\$0	\$0	\$0	9 Selling	\$13	\$0
\$0	\$0	\$0	10 Administrative	\$600	\$0
		\$0	11 Interest		
		\$0	12 Compensation to Owner(s)/Officer(s)		
		\$0	13 Salaries		
\$0	\$0	\$0	14 Commissions	\$1,150	\$0
\$14,382	\$15,000	\$618	15 Management Fees	\$246,824	\$15,500
		\$0	Rent/Lease:		
		\$0	16 Personal Property		
		\$0	17 Real Property		
		\$0	18 Insurance		
		\$0	19 Depreciation		
		\$0	Taxes:		
\$28,333	\$0	(\$28,333)	20 Employer Payroll Taxes		
		\$0	21 Real Property Taxes	\$48,570	\$0
\$45,250	\$35,000	(\$10,250)	22 Other Taxes		
		\$0	23 Other Expenses:	\$767,919	\$45,000
		\$0	24		
		\$0	25		
		\$0	26		
		\$0	27		
		\$0	28		
		\$0	29		
		\$0	30		
		\$0	31		
\$87,965	\$50,000	(\$37,965)	32 Total Expenses	\$1,065,076	\$60,500
(\$38,425)	\$1,000	\$39,425	33 Subtotal	(\$91,075)	(\$8,000)
			Reorganization Items:		
\$70,029	\$0	\$70,029	34 Professional Fees	\$90,029	\$0
		\$0	35 Provisions for Rejected Executory Contracts		
		\$0	36 Interest Earned on Accumulated Cash from Resulting Chp 11 Case		
\$1,625	\$0	(\$1,625)	37 Gain or (Loss) from Sale of Equipment		
(\$70,029)	\$0	\$70,029	38 U.S. Trustee Quarterly Fees	\$8,775	\$0
		\$0	39 BORROWINGS	\$126,529	\$0
\$1,625	\$0	\$0	40 Total Reorganization Items	\$27,725	\$0
(\$110,079)	(\$107,076)	(\$3,003)	41 Net Profit (Loss) Before Federal & State Taxes	(\$189,879)	(\$107,076)
		\$0	42 Federal & State Income Taxes		
(\$110,079)	(\$107,076)	(\$3,003)	43 Net Profit (Loss)	(\$189,879)	(\$107,076)

Attach an Explanation of Variance to Statement of Operations (For variances greater than +/- 10% only):

BALANCE SHEET
(Real Estate Case)
For the Month Ended 10/31/2019 0:00

Assets

		<u>From Schedules</u>	<u>Market Value</u>
Current Assets			
1	Cash and cash equivalents - unrestricted		\$11,550
2	Cash and cash equivalents - restricted		
3	Accounts receivable (net)	A	\$0
4	Prepaid expenses		
5	Professional retainers		
6	Other:		
7			
8	Total Current Assets		\$11,550
Property and Equipment (Market Value)			
9	Real property	C	\$10,391,485
10	Machinery and equipment	D	\$0
11	Furniture and fixtures	D	\$0
12	Office equipment	D	\$0
13	Leasehold improvements	D	\$0
14	Vehicles	D	\$0
15	Other:	D	
16		D	
17		D	
18		D	
19		D	
20	Total Property and Equipment		\$10,391,485
Other Assets			
21	Loans to shareholders		
22	Loans to affiliates		
23			
24			
25			
26			
27	Total Other Assets		\$0
28	Total Assets		\$10,403,035

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

Liabilities and Equity
(Real Estate Case)

Liabilities From Schedules

Post-Petition

Current Liabilities

29	Salaries and wages		
30	Payroll taxes		
31	Real and personal property taxes		
32	Income taxes		
33	Sales taxes		
34	Notes payable (short term)		
35	Accounts payable (trade)	A	\$0
36	Real property lease arrearage		
37	Personal property lease arrearage		
38	Accrued professional fees		
39	Current portion of long-term post-petition debt (due within 12 months)		
40	Other: LOAN FROM ASSOCIATED LLC		\$3,000
41	LOAN FROM MEMBER		\$123,529
42			
43	Total Current Liabilities		\$126,529
44	Long-Term Post-Petition Debt, Net of Current Portion		
45	Total Post-Petition Liabilities		\$126,529

Pre-Petition Liabilities (allowed amount)

46	Secured claims	F	\$9,805,265
47	Priority unsecured claims	F	\$0
48	General unsecured claims	F	\$748,978
49	Total Pre-Petition Liabilities		\$10,554,243
50	Total Liabilities		\$10,680,772

Equity (Deficit)

51	Retained Earnings/(Deficit) at time of filing		(\$277,737)
52	Capital Stock		
53	Additional paid-in capital		
54	Cumulative profit/(loss) since filing of case		
55	Post-petition contributions/(distributions) or (draws)		
56			
57	Market value adjustment		
58	Total Equity (Deficit)		(\$277,737)
59	Total Liabilities and Equity (Deficit)		\$10,403,035

SCHEDULES TO THE BALANCE SHEET
(Real Estate Case)

Schedule A
Accounts Receivable and (Net) Payable

Receivables and Payables Agings	Accounts Receivable [Pre and Post Petition]	Accounts Payable [Post Petition]	Past Due Post Petition Debt
0-30 Days			
31-60 Days			
61-90 Days			\$0
91+ Days			
Total accounts receivable/payable	\$0	\$0	
Allowance for doubtful accounts			
Accounts receivable (net)	\$0		

Schedule B
Inventory/Cost of Goods Sold
Not Applicable to Real Estate Cases

Schedule C
Real Property

Description	Cost	Market Value
32 PROPERTIES PER SCHEDULES PG3 (1) THROUGH (4)	\$7,085,450	\$10,391,485
Total	\$7,085,450	\$10,391,485

Schedule D
Other Depreciable Assets

Description	Cost	Market Value
Machinery & Equipment -		
Total	\$0	\$0
Furniture & Fixtures -		
Total	\$0	\$0
Office Equipment -		
Total	\$0	\$0
Leasehold Improvements -		
Total	\$0	\$0
Vehicles -		
Total	\$0	\$0

Schedule E
Aging of Post-Petition Taxes
(As of End of the Current Reporting Period)

Taxes Payable	<u>0-30 Days</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>91+ Days</u>	<u>Total</u>
Federal					
Income Tax Withholding					\$0
FICA - Employee					\$0
FICA - Employer					\$0
Unemployment (FUTA)					\$0
Income					\$0
Other (Attach List)					\$0
Total Federal Taxes	\$0	\$0	\$0	\$0	\$0
State and Local					
Income Tax Withholding					\$0
Unemployment (UT)					\$0
Disability Insurance (DI)					\$0
Empl. Training Tax (ETT)					\$0
Sales					\$0
Excise					\$0
Real property					\$0
Personal property					\$0
Income					\$0
Other (Attach List)					\$0
Total State & Local Taxes	\$0	\$0	\$0	\$0	\$0
Total Taxes	\$0	\$0	\$0	\$0	\$0

Schedule F
Pre-Petition Liabilities

<u>List Total Claims For Each Classification -</u>	<u>Claimed Amount</u>	<u>Allowed Amount (b)</u>
Secured claims (a)	\$9,805,265	\$9,805,265
Priority claims other than taxes		
Priority tax claims		
General unsecured claims	\$748,978	\$748,978

(a) List total amount of claims even if under secured.

(b) Estimated amount of claim to be allowed after compromise or litigation. As an example, you are a defendant in a lawsuit alleging damage of \$10,000,000 and a proof of claim is filed in that amount. You believe that you can settle the case for a claim of \$3,000,000. For Schedule F reporting purposes you should list \$10,000,000 as the Claimed Amount and \$3,000,000 as the Allowed Amount.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 1</u>	<u>Property 2</u>	<u>Property 3</u>	<u>Property 4</u>
Description of Property	ASPEN GLOW	AVE CORTES	BRIDGEFIELD	CLOVERDALE
Scheduled Gross Rents	1990	1585	1405	2150
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments	\$0			\$0
Total Deductions				
Scheduled Net Rents	\$1,990	\$1,585	\$1,405	\$2,150
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$1,990	\$1,585	\$1,405	\$2,150

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank	US BANK			
Account Type	CHECKING			
Account No.223877			
Account Purpose	ALL LLC INCOME			
Balance, End of Month	\$11,550			
Total Funds on Hand for all Accounts	\$11,550			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 5</u>	<u>Property 6</u>	<u>Property 7</u>	<u>Property 8</u>
Description of Property	DESERT CANYO	DISCOVERY CRIECHO FALLS		FEATHER RIVER
Scheduled Gross Rents	1850	1510	0	1550
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments	\$10	\$65		
			\$0	
Total Deductions				
Scheduled Net Rents	\$1,860	\$1,575	\$0	\$1,550
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$1,860	\$1,575	\$0	\$1,550

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	\$0			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 9</u>	<u>Property 10</u>	<u>Property 11</u>	<u>Property 12</u>
Description of Property	MISTY MORNIN	OSTRICH FERN	PUMPKIN PATC	SPLINTER ROCK
Scheduled Gross Rents	2045	1633	1545	1730
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments				
Total Deductions				
Scheduled Net Rents	\$2,045	\$1,633	\$1,545	\$1,730
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$2,045	\$1,633	\$1,545	\$1,730

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	\$0			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 13</u>	<u>Property 14</u>	<u>Property 15</u>	<u>Property 16</u>
Description of Property	SURREY MEADC	SWEET LEILANI	BRENTLY	CANYON GREEN
Scheduled Gross Rents	2030	1650	1475	3000
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments		\$172		
PAID PRIOR MONTH				
Total Deductions				
Scheduled Net Rents	\$2,030	\$1,822	\$1,475	\$3,000
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$2,030	\$1,822	\$1,475	\$3,000

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	\$0			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 17</u>	<u>Property 18</u>	<u>Property 19</u>	<u>Property 20</u>
Description of Property	CHELTENHAM	EMPIRE MINE	GOLDEN HAWK	LA MADRE WAY
Scheduled Gross Rents	1605	1385	1500	1650
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments				
Total Deductions				
Scheduled Net Rents	<u>\$1,605</u>	<u>\$1,385</u>	<u>\$1,500</u>	<u>\$1,650</u>
Less: Rents Receivable *				
Scheduled Net Rents Collected *	<u>\$1,605</u>	<u>\$1,385</u>	<u>\$1,500</u>	<u>\$1,650</u>

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	<u>\$0</u>			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

~~Enter the Rental Income and Deductions Reported on the Schedule~~

Description of Property	Form 990-BL	Form 990-BL	Form 990-BL
	LAURENCE	WILSON	WILSON
Scheduled Gross Rents	1888	1695	1630
Less:			
Vacancy Factor	1888		
Free Rent Incentives			
Other Adjustments			
Total Deductions			
Scheduled Net Rents	\$0	\$1,695	\$1,630
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$0	\$1,695	\$1,630

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operat

ing Report.

Account 4

\$1,750

\$1,750

1750

NEOPOLITAN PL

Property 24

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 25</u>	<u>Property 26</u>	<u>Property 27</u>
Description of Property	PEACEFUL CANYON	RIDGETREE AVE	ROCK CREEK LN
Scheduled Gross Rents	1630	1255	1605
Less:			
Vacancy Factor			
Free Rent Incentives			
Other Adjustments			
Total Deductions			
Scheduled Net Rents	\$1,630	\$1,255	\$1,605
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$1,630	\$1,255	\$1,605

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Opera

ting Report.

Account 4

\$1,405

\$1,405

1405

SADDLE HORN DR

Property 28

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 29</u>	<u>Property 30</u>	<u>Property 31</u>
Description of Property	<u>SAN ARDO PL</u>	<u>SIERRA SUMMIT</u>	<u>STORMY VALLEY</u>
Scheduled Gross Rents	1465	1920	1570
Less:			
Vacancy Factor			1570
Free Rent Incentives			
Other Adjustments			
Total Deductions			
Scheduled Net Rents	\$1,465	\$1,920	\$0
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$1,465	\$1,920	\$0

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Opera

ling Report.

Account 4

\$1,650

\$1,650

1650

VIA DI AUTOSTRADA

Property 32

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Increase/(Decrease) in Cash and Cash Equivalents

For the Month Ended 10/31/2019 0:00

	Actual Current Month	Cumulative (Case to Date)
Cash Receipts		
1 Rent/Leases Collected	\$49,540	\$845,660
2 Cash Received from Sales		
3 Interest Received		
4 Borrowings	\$0	\$3,000
5 Funds from Shareholders, Partners, or Other Insiders		
6 Capital Contributions		
7 RETURN OF REPAIR RESERVES	\$0	\$15,720
8 REFUND OF BANK FEES		\$348
9 LLC MEMBER CONTRIBUTION	\$0	\$53,500
10 SECURITY DEPOSIT FORFEITSURE	\$0	\$1,370
11 OTHER: MISC. INCOME (INSURANCE \$110585)	\$0	\$110,903
12 Total Cash Receipts	\$49,540	\$1,030,501
Cash Disbursements		
13 Selling		
14 Administrative	\$0	\$20,013
15 Capital Expenditures	\$0	\$600
16 Principal Payments on Debt		
17 Interest Paid		
Rent/Lease:		
18 Personal Property		
19 Real Property		
Amount Paid to Owner(s)/Officer(s)		
20 Salaries		
21 Draws		
22 Commissions/Royalties		
23 Expense Reimbursements		
24 Other		
25 Salaries/Commissions (less employee withholding)	\$0	\$1,150
26 Management Fees	\$14,382	\$246,824
Taxes:		
27 Employee Withholding		
28 Employer Payroll Taxes		
29 Real Property Taxes	\$28,333	\$48,570
30 Other Taxes		
31 Other Cash Outflows:		
32 OTHER GENERAL EXPENSES	\$4,595	\$75,618
33 MORTGAGES PAID	\$23,636	\$387,323
34 INSURANCE ON PROPERTIES	\$922	\$68,362
35 REPAIRS AND MAINTENANCE	\$14,055	\$198,389
36 PROPERTY UTILITIES	\$2,042	\$27,002
37 Total Cash Disbursements:	\$87,965	\$1,073,851
38 Net Increase (Decrease) in Cash	(\$38,425)	(\$43,350)
39 Cash Balance, Beginning of Period	\$49,975	
40 Cash Balance, End of Period	\$11,550	

STATEMENT OF CASH FLOWS
 (Optional) Increase/(Decrease) in Cash and Cash Equivalents
 For the Month Ended 10/31/2019

	Actual Current Month	Cumulative (Case to Date)
Cash Flows From Operating Activities		
1 Cash Received from Sales		
2 Rent/Leases Collected	\$49,540	\$845,660
3 Interest Received		
4 Cash Paid for Development of Real Estate		
5 Cash Paid for Operation of Real Estate	\$86,340	\$1,065,076
6 Cash Paid for Administrative Expenses		
Cash Paid for Rents/Leases:		
7 Personal Property		
8 Real Property		
9 Cash Paid for Interest		
10 Cash Paid for Net Payroll and Benefits		
Cash Paid to Owner(s)/Officer(s)		
11 Salaries		
12 Draws		
13 Commissions/Royalties		
14 Expense Reimbursements		
15 Other		
Cash Paid for Taxes Paid/Deposited to Tax Acct.		
16 Employer Payroll Tax		
17 Employee Withholdings		
18 Real Property Taxes		
19 Other Taxes		
20 Cash Paid for General Expenses		
21		
22 CASH REFUNDED FROM JUNE REPAIR RESERVE	\$0	\$15,720
23 BANK FEES REFUNDED	\$0	\$348
24 SECURITY DEPOSIT FORFEITSURE	\$0	\$1,370
25 MISC. INCOME	\$0	\$110,903
26		
27 Net Cash Provided (Used) by Operating Activities before Reorganization Items	(\$36,800)	(\$91,075)
Cash Flows From Reorganization Items		
28 Interest Received on Cash Accumulated Due to Chp 11 Case		
29 Professional Fees Paid for Services in Connection with Chp 11 Case	\$70,029	\$90,029
30 U.S. Trustee Quarterly Fees	\$1,625	\$8,775
31		
32 Net Cash Provided (Used) by Reorganization Items	(\$71,654)	(\$98,804)
33 Net Cash Provided (Used) for Operating Activities and Reorganization Items	(\$108,454)	(\$189,879)
Cash Flows From Investing Activities		
34 Capital Expenditures		
35 Proceeds from Sales of Capital Goods due to Chp 11 Case		
36		
37 Net Cash Provided (Used) by Investing Activities	\$0	\$0
Cash Flows From Financing Activities		
38 Net Borrowings (Except Insiders)		
39 Net Borrowings from Shareholders, Partners, or Other Insiders	\$70,029	\$123,529
40 Capital Contributions		
41 Principal Payments		
42 LOAN FROM KE ALOHA HOLDINGS LLC	\$0	\$3,000
43 Net Cash Provided (Used) by Financing Activities	\$70,029	\$126,529
44 Net Increase (Decrease) in Cash and Cash Equivalents	(\$38,425)	(\$63,350)
45 Cash and Cash Equivalents at Beginning of Month	\$49,975	
46 Cash and Cash Equivalents at End of Month	\$11,550	



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

4552 207 S Y ST01



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ESTATE OF SCHULTE PROPERTIES LLC
DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
5811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Business Statement

Account Number: 3877

Statement Period:

Oct 1, 2019
through
Oct 31, 2019

Page 1 of 6



To Contact U.S. Bank

24-Hour Business

Solutions:

1-800-673-3555

U.S. Bank accepts Relay Calls

Internet:

usbank.com

Effective November 11, 2019, the "Your Deposit Account Agreement" booklet will include updates that may affect your rights. The main updates to note in the revised "Your Deposit Account Agreement" booklet sections, and sub sections include:

- * Update Online and Mobile Financial Services Agreement document title to Digital Services Agreement
- * Addition of Applicable Law section
- * Owner's Authority section
 - o Update to owner authorized actions
- * Deposits section, Foreign Currency sub-section
 - o Clarification on the foreign currency deposit process
- * Returned Deposited and Cashed Items section
 - o Clarification on the assessment of fees
- * Insufficient Funds and Overdraft section
 - o Available Balance and Insufficient Funds sub-sections
 - * Clarification of pending merchant transactions regarding posting and impact to available balances
 - o Our Fees sub-section
 - * Extended overdraft fees are suspended during fraud investigations
- * Closing Your Account section
 - o Clarification on actions associated with closing your account
- * S.T.A.R.T Goals and Rewards section
 - o Removal of the Think TwiceSM Savings feature option
- * U.S. Bank Consumer Reserve Line Agreement section
 - o Interest Charges and Fees sub-section
 - * Change to Late Payment Fee language

Starting November 11, download a copy of the revised booklet at usbank.com/tmtermsandconditions. You may also call your customer service team at the phone number listed at the top of this statement to request a copy.

PREMIUM BUSINESS CHECKING

U.S. Bank National Association

Member FDIC

Account Number 3877

Account Summary

	# Items	\$	
Beginning Balance on Oct 1			49,975.00
Customer Deposits	31		49,539.89
Card Withdrawals	44		5,572.62-
Other Withdrawals	1		131.44-
Checks Paid	176		82,261.12-
Ending Balance on Oct 31, 2019		\$	11,549.71

Customer Deposits

Number	Date	Ref Number	Amount	Number	Date	Ref Number	Amount
	Oct 1	8357977861	171.89		Oct 1	8357977569	1,605.00
	Oct 1	8357977863	1,255.00		Oct 1	8357977567	1,630.00
	Oct 1	8357977559	1,385.00		Oct 1	8357977563	1,630.00
	Oct 1	8357977571	1,405.00		Oct 1	8357977575	1,650.00
	Oct 1	8357977869	1,475.00		Oct 1	8357977561	1,650.00
	Oct 1	8357977867	1,605.00		Oct 1	8357977573	1,730.00



BALANCE YOUR ACCOUNT
To keep track of all your transactions, you should balance your account every month. Please examine this statement immediately. We will assume that the balance and transactions shown are correct unless you notify us of an error.

Outstanding Deposits

DATE	AMOUNT
TOTAL	\$

Outstanding Withdrawals

DATE	AMOUNT
TOTAL	\$

- List any deposits that do not appear on your statement in the Outstanding Deposits section at the left. Record the total.
- Check off in your checkbook register all checks, withdrawals (including Debit Card and ATM) and automatic payments that appear on your statement. Withdrawals that are NOT checked off should be recorded in the Outstanding Withdrawals section at the left. Record the total.
- Enter the ending balance shown on this statement. \$ _____
- Enter the total deposits recorded in the Outstanding Deposits section. \$ _____
- Total lines 3 and 4. \$ _____
- Enter the total withdrawals recorded in the Outstanding Withdrawals section. \$ _____
- Subtract line 6 from line 5. This is your balance. \$ _____
- Enter in your register and subtract from your register balance any checks, withdrawals or other debits (including fees, if any) that appear on your statement but have not been recorded in your register.
- Enter in your register and add to your register balance any deposits or other credits (including interest, if any) that appear in your statement but have not been recorded in your register.
- The balance in your register should be the same as the balance shown in #7. If it does not match, review and check all figures used, and check the addition and subtraction in your register. If necessary, review and balance your statement from the previous month.

IMPORTANT DISCLOSURES TO OUR CONSUMER CUSTOMERS**In Case of Errors or Questions About Your Checking, Savings, ATM, Debit Card, ACH, Bill Pay and Other Electronic Transfers**

If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days* after we sent you the FIRST statement on which the error or problem appeared. Telephone us at the number listed on the front of this statement or write to us at U.S. Bank, EP-MN-WS5D, 60 Livingston Ave., St. Paul, MN 55107.

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, we may take up to 45 days to investigate your complaint. For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

*Please note: Paper draft and paper check claims must be disputed within 30 days per Your Deposit Account Agreement.

IMPORTANT DISCLOSURES TO OUR BUSINESS CUSTOMERS

Errors related to any transaction on a business account will be governed by any agreement between us and/or all applicable rules and regulations governing such transactions, including the rules of the National Automated Clearing House Association (NACHA Rules) as may be amended from time to time. If you think this statement is wrong, please telephone us at the number listed on the front of this statement immediately.

CONSUMER BILLING RIGHTS SUMMARY REGARDING YOUR RESERVE LINE**What To Do If You Think You Find A Mistake on Your Statement**

If you think there is an error on your statement, write to us at:
U.S. Bank, P.O. Box 3528, Oshkosh, WI 54903-3528.

In your letter, give us the following information:

- Account information:** Your name and account number.
- Dollar Amount:** The dollar amount of the suspected error.
- Description of problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Reserve Line Balance Computation Method: To determine your **Balance Subject to Interest Rate**, use the dates and balances provided in the Reserve Line Balance Summary section. The date next to the first Balance Subject to Interest is day one for that balance and is applicable up to (but not including) the date of the next balance (if there is one). We multiply the Balance Subject to Interest by the number of days it is applicable and add them up to get the same number of days in the billing cycle. We then divide the result by the number of billing days in the cycle. This is your **Balance Subject to Interest Rate**. Any unpaid interest charges and unpaid fees are not included in the Balance Subject to Interest. The *****INTEREST CHARGE***** begins from the date of each advance.

REPORTS TO AND FROM CREDIT BUREAUS FOR RESERVE LINES

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

CONSUMER REPORT DISPUTES

We may report information about account activity on consumer and small business deposit accounts and consumer reserve lines to Consumer Reporting Agencies (CRA). As a result, this may prevent you from obtaining services at other financial institutions. If you believe we have inaccurately reported information to a CRA, you may submit a dispute by calling 844.624.8230 or by writing to: U.S. Bank Attn: Consumer Bureau Dispute Handling (CBDH), P.O. Box 3447, Oshkosh, WI 54903-3447. In order for us to assist you with your dispute, you must provide: your name, address and phone number; the account number; the specific information you are disputing; the explanation of why it is incorrect; and any supporting documentation (e.g., affidavit of identity theft), if applicable.



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DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
9811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Account Number:
[REDACTED] 3877
Statement Period:
Oct 1, 2019
through
Oct 31, 2019

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PREMIUM BUSINESS CHECKING

(CONTINUED)

U.S. Bank National Association

Account Number [REDACTED] 3877

Customer Deposits (continued)

Number	Date	Ref Number	Amount	Number	Date	Ref Number	Amount
	Oct 1	8357977555	1,990.00		Oct 3	8955212460	1,545.00
	Oct 1	8357977577	2,030.00		Oct 3	8955212452	1,550.00
	Oct 1	8357977565	2,045.00		Oct 3	8955212457	1,695.00
	Oct 1	8357977865	2,150.00		Oct 4	9256186324	1,285.00
	Oct 1	8357977557	3,000.00		Oct 4	9256186320	1,650.00
	Oct 2	8655676877	1,465.00		Oct 4	9256186322	1,860.00
	Oct 2	8655676875	1,833.00		Oct 8	8357850311	1,750.00
	Oct 2	8655676879	1,920.00		Oct 9	8655458582	1,575.00
	Oct 3	8955212450	1,405.00		Oct 10	8954989754	300.00
	Oct 3	8955212454	1,500.00				

Total Customer Deposits \$ 49,539.89

Card Withdrawals

Card Number: xxxx-xxxx-xxxx-0933

Date	Description of Transaction	Ref Number	Amount
Oct 1	Debit Purchase - VISA LOWES #01836* *****0933	On 093019 LAS VEGAS NV REF # 24692169273100277411199	3100277411 \$ 90.76-
Oct 1	Debit Purchase - VISA COSTCO WHSE #067 *****0933	On 093019 HENDERSON NV REF # 24431069274698000051193	4898000051 324.74-
Oct 2	Debit Purchase - VISA LOWES #01033* *****0933	On 093019 HENDERSON NV REF # 24692169274100723366675	4100723366 20.85-
Oct 2	Debit Purchase - VISA LOWES #01703* *****0933	On 093019 LAS VEGAS NV REF # 24692169274100722542542	4100722542 1,332.46-
Oct 3	Debit Purchase - VISA LOWES #01033* *****0933	On 100219 HENDERSON NV REF # 24692169275100756905057	5100756905 136.83-
Oct 3	Debit Purchase - VISA LOWES #01033* *****0933	On 100219 HENDERSON NV REF # 24692169275100756905040	5100756905 243.93-
Oct 3	Debit Purchase - VISA LOWES #02721* *****0933	On 100119 NORTH LAS VE NV REF # 24692169275100462617525	5100462617 248.00-
Oct 3	Debit Purchase - VISA LOWES #02477* *****0933	On 100119 LAS VEGAS NV REF # 24692169275100462670052	5100462670 289.41-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014047	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014120	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014203	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014385	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014468	8001523014 6.85-



DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
9811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Account Number:
[REDACTED] 3877
Statement Period:
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through
Oct 31, 2019

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PREMIUM BUSINESS CHECKING**(CONTINUED)**

U.S. Bank National Association

Account Number [REDACTED] 3877

Card Withdrawals (continued)

Card Number: xxxx-xxxx-xxxx-0933

<i>Date</i>	<i>Description of Transaction</i>	<i>Ref Number</i>	<i>Amount</i>
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014534	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014617	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014799	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014872	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523014955	8001523014 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523015036	8001523015 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523015119	8001523015 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523015291	8001523015 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523015374	8001523015 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523015457	8001523015 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523015523	8001523015 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523015606	8001523015 6.85-
Oct 7	Debit Purchase - VISA USPS PO 31489900 *****0933	On 100419 LAS VEGAS NV REF # 24137469278001523015788	8001523015 6.85-
Oct 7	Debit Purchase - VISA LOWES #02271* *****0933	On 100619 LAS VEGAS NV REF # 24692169280100599685794	0100599685 69.22-
Oct 7	Debit Purchase - VISA LOWES #01836* *****0933	On 100419 LAS VEGAS NV REF # 24692169277100034121103	7100034121 85.94-
Oct 7	Debit Purchase - VISA LOWES #01703* *****0933	On 100619 LAS VEGAS NV REF # 24692169279100354903096	9100354903 86.28-
Oct 7	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 100319 LAS VEGAS NV REF # 24610439277010188489329	7010188489 100.65-
Oct 7	Debit Purchase - VISA LOWES #00784* *****0933	On 100619 LAS VEGAS NV REF # 24692169279100355398189	9100355398 127.58-



DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
9811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Account Number:
[REDACTED] 3877
Statement Period:
Oct 1, 2019
through
Oct 31, 2019

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U.S. Bank National Association

Account Number [REDACTED] 3877

Card Withdrawals (continued)

Card Number: xxx-xxx-xxxx-0933

Date	Description of Transaction	Ref Number	Amount
Oct 7	Debit Purchase - VISA LOWES #02271* *****0933	On 100619 LAS VEGAS NV REF # 24692169280100569085901	152.32-
Oct 8	Debit Purchase - VISA LOWES #01719* *****0933	On 100719 LAS VEGAS NV REF # 24692169280100938711053	34.61-
Oct 8	Debit Purchase - VISA LOWES #01719* *****0933	On 100719 LAS VEGAS NV REF # 24692169280100938711038	76.74-
Oct 8	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 100619 LAS VEGAS NV REF # 2461043928001019451862	149.14-
Oct 9	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 100719 LAS VEGAS NV REF # 24610439281010185804987	18.14-
Oct 9	Debit Purchase - VISA LOWES #01620* *****0933	On 100819 LAS VEGAS NV REF # 24692169261100569426323	59.38-
Oct 9	Debit Purchase - VISA LOWES #02721* *****0933	On 100819 NORTH LAS VE NV REF # 24692169282100836291438	104.35-
Oct 9	Debit Purchase - VISA THE HOME DEPOT 3 *****0933	On 100719 LAS VEGAS NV REF # 24692169281100408459158	268.94-
Oct 9	Debit Purchase - VISA LOWES #02477* *****0933	On 100819 LAS VEGAS NV REF # 24692169282100836348840	295.57-
Oct 10	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 100819 LAS VEGAS NV REF # 24610439282010185842481	180.80-
Oct 11	Debit Purchase - VISA LOWES #01639* *****0933	On 100919 LAS VEGAS NV REF # 24692169283100439880982	80.38-
Oct 21	Debit Purchase - VISA COSTCO WHSE #068 *****0933	On 101819 LAS VEGAS NV REF # 24431069292898000079499	97.39-
Oct 31	Debit Purchase - VISA LOWES #01836* *****0933	On 103019 LAS VEGAS NV REF # 24692169303100197457086	767.91-

Card 0933 Withdrawals Subtotal \$ 5,572.62-

Total Card Withdrawals \$ 5,572.62-

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Oct 15	Analysis Service Charge	1500000000	\$ 131.44-
Total Other Withdrawals			\$ 131.44-

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
11563	Oct 1	8356140300	3,565.36	11570	Oct 1	8356140302	461.11
11564	Oct 1	8356140299	530.28	11571	Oct 1	8356140271	458.87
11565	Oct 1	8356140298	514.14	11572	Oct 1	8356140272	453.61
11567*	Oct 1	8356140297	495.55	11573	Oct 1	8356140296	444.27
11569*	Oct 1	8356140301	461.21	11574	Oct 1	8356140295	408.13

ESTATE OF SCOTT F. PROFFER, LLC
DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
9811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Account Number:

3877

Statement Period:

Oct 1, 2019

through

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PREMIUM BUSINESS CHECKING

(CONTINUED)

U.S. Bank National Association

Account Number 3877

Checks Presented Conventionally (continued)

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
11575	Oct 1	8356140294	396.86	11735	Oct 10	8954118251	191.00
11576	Oct 1	8356140293	378.19	11736	Oct 10	8954118250	40.00
11577	Oct 1	8356140292	374.60	11737	Oct 23	8655027205	70.00
11578	Oct 1	8356140291	370.63	11738	Oct 8	8356734721	58.00
11579	Oct 1	8356140290	362.63	11739	Oct 10	8955213742	50.00
11580	Oct 1	8356140289	346.04	11740	Oct 7	8058329746	50.00
11581	Oct 1	8356140288	340.08	11741	Oct 7	8058329747	50.00
11582	Oct 1	8356140273	336.56	11742	Oct 7	8058329745	50.00
11583	Oct 1	8356140274	335.79	11743	Oct 7	8058329748	50.00
11585*	Oct 1	8356140275	327.08	11744	Oct 7	8058329749	50.00
11586	Oct 1	8356140276	323.80	11746*	Oct 15	8450441752	932.43
11587	Oct 1	8356140287	304.93	11747	Oct 15	8450441753	721.85
11588	Oct 1	8356140277	302.21	11748	Oct 15	8450441757	441.76
11589	Oct 1	8356140286	301.20	11749	Oct 15	8450441755	395.60
11591*	Oct 1	8356140285	270.63	11750	Oct 15	8450441756	393.03
11592	Oct 1	8356140284	250.87	11751	Oct 15	8450441754	372.75
11593	Oct 1	8356140283	200.36	11752	Oct 10	8955232393	534.17
11611*	Oct 4	9253138613	485.00	11753	Oct 10	8953672382	522.64
11692*	Oct 4	9250301662	200.00	11754	Oct 8	8355229547	788.08
11693	Oct 21	8053830697	75.00	11755	Oct 23	8655305392	135.69
11697*	Oct 4	9254778172	2,002.00	11756	Oct 8	8357045039	602.72
11698	Oct 3	8954513027	44.91	11757	Oct 9	8655859542	760.36
11699	Oct 3	8954513026	44.53	11758	Oct 10	8950887535	692.72
11700	Oct 3	8954513021	44.53	11759	Oct 7	8059213045	572.91
11701	Oct 3	8954513017	44.53	11760	Oct 15	8356183301	551.14
11702	Oct 3	8954513018	44.53	11761	Oct 21	8055160987	657.20
11703	Oct 3	8954513022	44.53	11762	Oct 23	8653368917	602.49
11704	Oct 3	8954513024	44.53	11763	Oct 21	8055160988	559.24
11705	Oct 3	8954513020	44.53	11764	Oct 10	8954395224	887.52
11706	Oct 3	8954513025	44.53	11765	Oct 10	8954395225	676.60
11707	Oct 3	8954513019	44.53	11766	Oct 10	8954395181	557.35
11708	Oct 3	8954513023	43.76	11768*	Oct 8	8356041379	358.13
11709	Oct 2	8653107724	7,147.88	11769	Oct 8	8356041377	320.08
11711*	Oct 17	8954061736	544.00	11770	Oct 8	8356041378	818.33
11712	Oct 17	8953199243	63.97	11771	Oct 8	8356041380	708.60
11713	Oct 17	8953199244	63.97	11772	Oct 16	8656167569	591.75
11714	Oct 21	8057451198	59.27	11773	Oct 16	8656167570	555.37
11715	Oct 21	8057451174	59.27	11774	Oct 16	8656167571	500.12
11716	Oct 21	8057451161	59.27	11775	Oct 16	8656167568	470.92
11717	Oct 21	8057451172	59.27	11776	Oct 16	8656167567	467.00
11718	Oct 21	8057451168	59.27	11777	Oct 16	8656167572	410.31
11719	Oct 21	8057451165	59.27	11778	Oct 15	8356176077	5,458.82
11720	Oct 21	8057451160	59.27	11779	Oct 8	8357095915	568.72
11721	Oct 21	8057451163	59.27	11780	Oct 8	8357096727	49.24
11722	Oct 17	8955045001	325.00	11781	Oct 4	9252747821	5,714.50
11723	Oct 17	8953281625	105.00	11782	Oct 10	8952592470	809.16
11724	Oct 7	8058744156	160.00	11783	Oct 10	8952592469	529.07
11725	Oct 8	8355259984	50.00	11784	Oct 28	8054231672	400.00
11726	Oct 8	8356734722	205.00	11785	Oct 15	8356212822	1,305.00
11727	Oct 7	8058743632	405.00	11786	Oct 21	8057451166	100.64
11728	Oct 8	8355259974	35.00	11787	Oct 21	8057451171	65.35
11729	Oct 11	9254945458	28.75	11788	Oct 21	8057451164	65.35
11730	Oct 7	8058742970	63.00	11789	Oct 21	8057451170	59.27
11731	Oct 7	8058742969	63.00	11790	Oct 21	8057451167	57.29
11732	Oct 8	8356734754	112.00	11791	Oct 21	8057451169	38.10
11733	Oct 8	8355259985	40.00	11792	Oct 21	8057451173	33.51
11734	Oct 8	8355259986	40.00	11793	Oct 21	8057451159	26.62



DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
9811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Account Number:
[REDACTED] 3877
Statement Period:
Oct 1, 2019
through
Oct 31, 2019

Page 6 of 6

PREMIUM BUSINESS CHECKING

(CONTINUED)

U.S. Bank National Association

Account Number [REDACTED] 3877

Checks Presented Conventionally (continued)

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
11794	Oct 21	8057451162	5.22	11823	Oct 18	9254579472	461.21
11795	Oct 16	8657704392	2,030.00	11824	Oct 18	9254579467	461.11
11796	Oct 21	8051673269	200.00	11825	Oct 18	9254579454	455.37
11797	Oct 18	9255327042	46.92	11826	Oct 18	9254579469	453.61
11798	Oct 18	9255327039	46.92	11827	Oct 18	9254579461	440.75
11799	Oct 18	9255327043	46.92	11828	Oct 18	9254579455	404.63
11800	Oct 18	9255327040	46.92	11829	Oct 18	9254579487	393.38
11801	Oct 18	9255327041	46.92	11830	Oct 18	9254579457	374.69
11802	Oct 18	9255327036	46.71	11831	Oct 18	9254579486	371.10
11803	Oct 18	9255327035	46.71	11832	Oct 18	9254579464	367.13
11804	Oct 18	9255327037	44.76	11833	Oct 18	9254579914	362.63
11805	Oct 18	9255327038	44.76	11834	Oct 18	9254579462	342.54
11806	Oct 17	8953201049	63.03	11835	Oct 18	9254579456	336.58
11807	Oct 17	8953201048	9.39	11836	Oct 18	9254579485	336.56
11808	Oct 17	8953201050	9.39	11837	Oct 18	9254579466	335.79
11812*	Oct 16	8655865097	2,027.50	11838	Oct 18	9254579916	326.02
11813	Oct 28	8053399229	75.00	11839	Oct 18	9254579915	323.80
11814	Oct 21	8056927377	490.00	11840	Oct 18	9254579484	323.56
11815	Oct 21	8056927376	300.00	11841	Oct 18	9254579913	303.31
11816	Oct 29	8356028870	1,625.00	11842	Oct 18	9254579488	301.41
11817	Oct 18	9254579483	3,561.82	11843	Oct 18	9254579460	298.71
11818	Oct 18	9254579463	526.78	11844	Oct 18	9254579453	297.70
11819	Oct 18	9254579485	510.62	11845	Oct 18	9254579458	266.91
11820	Oct 18	9254579471	495.04	11846	Oct 18	9254579482	247.37
11821	Oct 18	9254579481	492.01	11847	Oct 18	9254579459	196.88
11822	Oct 18	9254579470	468.53	11848	Oct 18	9254579468	180.84

* Gap in check sequence

Conventional Checks Paid (176) \$ 82,261.12-

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Oct 1	64,651.40	Oct 9	58,386.77	Oct 18	18,530.14
Oct 2	61,168.21	Oct 10	53,015.74	Oct 21	15,225.80
Oct 3	67,455.60	Oct 11	52,906.61	Oct 23	14,417.62
Oct 4	63,849.10	Oct 15	42,202.79	Oct 28	13,942.62
Oct 7	61,589.90	Oct 16	35,149.82	Oct 29	12,317.62
Oct 8	58,325.51	Oct 17	33,966.07	Oct 31	11,549.71

Balances only appear for days reflecting change.



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EXHIBIT “E”

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re: SCHULTE PROPERTIES LLC

Case No. 18-12734-leb

**CHAPTER 11
MONTHLY OPERATING REPORT
(REAL ESTATE CASE)**

SUMMARY OF FINANCIAL STATUS

MONTH ENDED: JANUARY 31 2020

PETITION DATE: 5/10/2018 0:00

1. Debtor in possession (or trustee) hereby submits this Monthly Operating Report on the Accrual Basis of accounting (or if checked here X the Office of the U.S. Trustee or the Court has approved the Cash Basis of Accounting for the Debtor).
Dollars reported in \$1

	End of Current Month	End of Prior Month	As of Petition Filing
2. Asset and Liability Structure			
a. Current Assets	\$2,088	\$8,847	
b. Total Assets	\$10,393,573	\$10,400,332	\$10,391,485
c. Current Liabilities	\$136,529	\$126,529	
d. Total Liabilities	\$10,690,772	\$10,680,772	\$10,554,243
3. Statement of Cash Receipts & Disbursements for Month	Current Month	Prior Month	Cumulative (Case to Date)
a. Total Receipts	\$73,234	\$56,683	\$1,292,180
b. Total Disbursements	\$84,365	\$59,386	\$1,274,963
c. Excess (Deficiency) of Receipts Over Disbursements (a - b)	(\$11,131)	(\$2,703)	\$17,217
d. Cash Balance Beginning of Month	\$13,220	\$8,847	\$0
e. Cash Balance End of Month (c + d)	\$2,089	\$13,220	\$17,217
4. Profit/(Loss) from the Statement of Operations	Current Month	Prior Month	Cumulative (Case to Date)
5. Account Receivables (Pre and Post Petition)	(\$11,131)	\$47,001	(\$19,075)
6. Post-Petition Liabilities	\$0	\$0	
7. Past Due Post-Petition Account Payables (over 30 days)	\$136,529	\$54,500	
	\$0	\$0	

At the end of this reporting month:

- | | Yes | No |
|---|-----|----|
| 8. Have any payments been made on pre-petition debt, other than payments in the normal course to secured creditors or lessors? (if yes, attach listing including date of payment, amount of payment and name of payee) | | X |
| 9. Have any payments been made to professionals? (if yes, attach listing including date of payment, amount of payment and name of payee) | | X |
| 10. If the answer is yes to 8 or 9, were all such payments approved by the court? | | |
| 11. Have any payments been made to officers, insiders, shareholders, relatives? (if yes, attach listing including date of payment, amount and reason for payment, and name of payee) | X | |
| 12. Is the estate insured for replacement cost of assets and for general liability? | X | |
| 13. Are a plan and disclosure statement on file? | X | |
| 14. Was there any post-petition borrowing during this reporting period? | X | |
| 15. Check if paid: Post-petition taxes <u> </u> ; U.S. Trustee Quarterly Fees <u>X</u> ; Check if filing is current for: Post-petition tax reporting and tax returns: <u> </u> .
(Attach explanation, if post-petition taxes or U.S. Trustee Quarterly Fees are not paid current or if post-petition tax reporting and tax return filings are not current.) | | |

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry believe these documents are correct.


Date: 2/18/2020 0:00

Responsible Individual

CASE #: 18-12734-leb

SCHULTE PROPERTIES LLC

JANUARY 31 2020

PAGE 1. ITEM 11. DETAIL OF ITEM MARKED "YES"

AMOUNT	PAYEE AND REASON
\$ 14,818.00	PAID TO: THRIVE PROPERTY MANAGEMENT & INVESTMENTS INC. FOR JANUARY 2020 MONTHLY MANAGEMENT FEES.
\$ 15,500.00	LLC MEMBER CONTRIBUTION

FEES ARE SCHEDULED MONTHLY, IN NORMAL COURSE OF BUSINESS.

THRIVE PROPERTY MANAGEMENT & INVESTMENTS INC. IS SOLELY OWNED AND OPERATED BY MELANI SCHULTE.

NOTE: TOTAL MEMBER CONTRIBUTIONS OF \$149029 ALLOCATED TO BALANCE SHEET LIABILITIES.**NOTE:** TOTAL BORROWINGS, WHILE *SHOWN* ON THE 'STATEMENT OF OPERATION', IS *NOT* A PROFIT AND LOSS ITEM. ACCORDINGLY, IT HAS NOT BEEN USED TO CALCULATE "INCOME" FOR PROFIT AND LOSS PURPOSES (LINE 43)**STATEMENT OF OPERATIONS VARIANCES - OVER 10%**

RENTAL INCOME: ADDITIONAL LEASE DEPOSITS (\$2600) AND APPLIANCE REIMBURSEMENT (\$930) UNANTICIPATED

OTHER EXPENSES: REPAIRS FOR FIRE DAMAGE UNANTICIPATED

COMMISSIONS PAID: UNANTICIPATED

PROPERTY TAXES: UNANTICIPATED

MEMBER LOAN: UNANTICIPATED

STATEMENT OF OPERATIONS

(Real Estate Case)

For the Month Ended JUARY 31 2020

Current Month				Cumulative (Case to Date)	Next Month Forecast
Actual	Forecast	Variance			
\$57,734	\$52,500	\$5,234	Revenues:		
		\$0	1 Rent/Leases	\$1,011,810	\$54,000
		\$0	2 Real Property Sales Gross		
\$0	\$0	\$0	3 Interest		
\$0	\$0	\$0	4 Other Income:	\$112,273	\$0
\$0	\$0	\$0	5 REFUNDED REPAIR RESERVE	\$15,720	\$0
		\$0	6 REFUNDED BANK FEES	\$348	\$0
\$57,734	\$52,500	\$5,234	7 Total Revenues	\$1,140,151	\$54,000
\$0		\$0	Expenses:		
		\$0	8 Cost of Property Sold		
\$0	\$0	\$0	8a Initial Cost & Improvement		
\$0	\$0	\$0	8b less: Depreciation Taken		
		\$0	9 Selling	\$0	\$0
		\$0	10 Administrative	\$20,613	\$0
		\$0	11 Interest		
		\$0	12 Compensation to Owner(s)/Officer(s)		
		\$0	13 Salaries		
\$400	\$0	(\$400)	14 Commissions	\$1,950	\$0
\$14,814	\$15,500	\$686	15 Management Fees	\$293,019	\$15,500
		\$0	Rent/Lease:		
		\$0	16 Personal Property		
		\$0	17 Real Property		
		\$0	18 Insurance		
		\$0	19 Depreciation		
		\$0	Taxes:		
\$3,043	\$0	(\$3,043)	20 Employer Payroll Taxes		
		\$0	21 Real Property Taxes	\$51,613	\$0
\$66,108	\$43,000	(\$23,108)	22 Other Taxes		
		\$0	23 Other Expenses:	\$907,768	\$43,000
		\$0	24		
		\$0	25		
		\$0	26		
		\$0	27		
		\$0	28		
		\$0	29		
		\$0	30		
		\$0	31		
\$84,365	\$58,500	(\$25,865)	32 Total Expenses	\$1,274,963	\$58,500
(\$26,631)	(\$8,000)	\$18,631	33 Subtotal	(\$134,812)	(\$4,500)
\$0	\$0	\$70,029	Reorganization Items:		
		\$0	34 Professional Fees	\$90,029	\$0
		\$0	35 Provisions for Rejected Executory Contracts		
		\$0	36 Interest Earned on Accumulated Cash from Resulting Chp 11 Case		
\$0	\$0	(\$1,625)	37 Gain or (Loss) from Sale of Equipment		
\$15,500	\$0	\$10,000	38 U.S. Trustee Quarterly Fees	\$8,775	\$0
			39 BORROWINGS	\$152,029	\$5,000
\$15,500	\$0	\$0	40 Total Reorganization Items	\$53,225	\$0
(\$11,131)	(\$8,000)	(\$3,131)	41 Net Profit (Loss) Before Federal & State Taxes	(\$19,075)	(\$8,000)
		\$0	42 Federal & State Income Taxes		
(\$11,131)	(\$8,000)	(\$3,131)	43 Net Profit (Loss)	(\$19,075)	(\$8,000)

Attach an Explanation of Variance to Statement of Operations (For variances greater than +/- 10% only):

BALANCE SHEET
(Real Estate Case)
For the Month Ended JANUARY 31 2020

Assets**Current Assets****From Schedules****Market Value**

1	Cash and cash equivalents - unrestricted		\$2,088
2	Cash and cash equivalents - restricted		
3	Accounts receivable (net)	A	\$0
4	Prepaid expenses		
5	Professional retainers		
6	Other: _____		
7	_____		
8	Total Current Assets		\$2,088

Property and Equipment (Market Value)

9	Real property	C	\$10,391,485
10	Machinery and equipment	D	\$0
11	Furniture and fixtures	D	\$0
12	Office equipment	D	\$0
13	Leasehold improvements	D	\$0
14	Vehicles	D	\$0
15	Other: _____	D	
16	_____	D	
17	_____	D	
18	_____	D	
19	_____	D	
20	Total Property and Equipment		\$10,391,485

Other Assets

21	Loans to shareholders		
22	Loans to affiliates		
23	_____		
24	_____		
25	_____		
26	_____		
27	Total Other Assets		\$0
28	Total Assets		\$10,393,573

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

Liabilities and Equity
(Real Estate Case)

Liabilities From Schedules**Post-Petition****Current Liabilities**

29	Salaries and wages		
30	Payroll taxes		
31	Real and personal property taxes		
32	Income taxes		
33	Sales taxes		
34	Notes payable (short term)		
35	Accounts payable (trade)	A	\$0
36	Real property lease arrearage		
37	Personal property lease arrearage		
38	Accrued professional fees		
39	Current portion of long-term post-petition debt (due within 12 months)		
40	Other: LOAN FROM ASSOCIATED LLC		\$3,000
41	LOAN FROM MEMBER		\$133,529
42			
43	Total Current Liabilities		\$136,529

Long-Term Post-Petition Debt, Net of Current Portion

44			
45	Total Post-Petition Liabilities		\$136,529

Pre-Petition Liabilities (allowed amount)

46	Secured claims	F	\$9,805,265
47	Priority unsecured claims	F	\$0
48	General unsecured claims	F	\$748,978
49	Total Pre-Petition Liabilities		\$10,554,243
50	Total Liabilities		\$10,690,772

Equity (Deficit)

51	Retained Earnings/(Deficit) at time of filing		(\$297,199)
52	Capital Stock		
53	Additional paid-in capital		
54	Cumulative profit/(loss) since filing of case		
55	Post-petition contributions/(distributions) or (draws)		
56			
57	Market value adjustment		
58	Total Equity (Deficit)		(\$297,199)
59	Total Liabilities and Equity (Deficit)		\$10,393,573

SCHEDULES TO THE BALANCE SHEET
(Real Estate Case)

Schedule A
Accounts Receivable and (Net) Payable

Receivables and Payables Agings	Accounts Receivable [Pre and Post Petition]	Accounts Payable [Post Petition]	Past Due Post Petition Debt
0 -30 Days			
31-60 Days			
61-90 Days			
91+ Days			\$0
Total accounts receivable/payable	\$0	\$0	
Allowance for doubtful accounts			
Accounts receivable (net)	\$0		

Schedule B
Inventory/Cost of Goods Sold
Not Applicable to Real Estate Cases

Schedule C
Real Property

Description	Cost	Market Value
32 PROPERTIES PER SCHEDULES PG3 (1) THROUGH (4)	\$7,085,450	\$10,391,485
Total	\$7,085,450	\$10,391,485

Schedule D
Other Depreciable Assets

Description	Cost	Market Value
Machinery & Equipment -		
Total	\$0	\$0
Furniture & Fixtures -		
Total	\$0	\$0
Office Equipment -		
Total	\$0	\$0
Leasehold Improvements -		
Total	\$0	\$0
Vehicles -		
Total	\$0	\$0

Schedule E
Aging of Post-Petition Taxes
(As of End of the Current Reporting Period)

Taxes Payable	<u>0-30 Days</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>91+ Days</u>	<u>Total</u>
Federal					
Income Tax Withholding					\$0
FICA - Employee					\$0
FICA - Employer					\$0
Unemployment (FUTA)					\$0
Income					\$0
Other (Attach List)					\$0
Total Federal Taxes	\$0	\$0	\$0	\$0	\$0
State and Local					
Income Tax Withholding					\$0
Unemployment (UT)					\$0
Disability Insurance (DI)					\$0
Empl. Training Tax (ETT)					\$0
Sales					\$0
Excise					\$0
Real property					\$0
Personal property					\$0
Income					\$0
Other (Attach List)					\$0
Total State & Local Taxes	\$0	\$0	\$0	\$0	\$0
Total Taxes	\$0	\$0	\$0	\$0	\$0

Schedule F
Pre-Petition Liabilities

<u>List Total Claims For Each Classification -</u>	<u>Claimed Amount</u>	<u>Allowed Amount (b)</u>
Secured claims (a)	\$9,805,265	\$9,805,265
Priority claims other than taxes		
Priority tax claims		
General unsecured claims	\$748,978	\$748,978

(a) List total amount of claims even if under secured.

(b) Estimated amount of claim to be allowed after compromise or litigation. As an example, you are a defendant in a lawsuit alleging damage of \$10,000,000 and a proof of claim is filed in that amount. You believe that you can settle the case for a claim of \$3,000,000. For Schedule F reporting purposes you should list \$10,000,000 as the Claimed Amount and \$3,000,000 as the Allowed Amount.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 1</u>	<u>Property 2</u>	<u>Property 3</u>	<u>Property 4</u>
Description of Property	ASPEN GLOW	AVE CORTES	BRIDGEFIELD	CLOVERDALE
Scheduled Gross Rents	1990	1585	1405	2150
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments	\$0			\$0
Total Deductions				
Scheduled Net Rents	\$1,990	\$1,585	\$1,405	\$2,150
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$1,990	\$1,585	\$1,405	\$2,150

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank	US BANK			
Account Type	CHECKING			
Account No.223877			
Account Purpose	ALL LLC INCOME			
Balance, End of Month	\$2,088			
Total Funds on Hand for all Accounts	\$2,088			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 5</u>	<u>Property 6</u>	<u>Property 7</u>	<u>Property 8</u>
Description of Property	DESERT CANYO	DISCOVERY CRI	ECHO FALLS	FEATHER RIVER
Scheduled Gross Rents	1850	1500	1550	1550
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments		\$10		
			\$0	
Total Deductions				
Scheduled Net Rents	\$1,850	\$1,510	\$1,550	\$1,550
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$1,850	\$1,510	\$1,550	\$1,550

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	\$0			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 9</u>	<u>Property 10</u>	<u>Property 11</u>	<u>Property 12</u>
Description of Property	MISTY MORNIN	OSTRICH FERN	PUMPKIN PATC	SPLINTER ROCK
Scheduled Gross Rents	2045	1633	1545	1730
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments				
Total Deductions				
Scheduled Net Rents	\$2,045	\$1,633	\$1,545	\$1,730
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$2,045	\$1,633	\$1,545	\$1,730

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	\$0			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 13</u>	<u>Property 14</u>	<u>Property 15</u>	<u>Property 16</u>
Description of Property	<u>SURREY MEADC</u>	<u>SWEET LEILANI</u>	<u>BRENTLY</u>	<u>CANYON GREEN</u>
Scheduled Gross Rents	<u>2030</u>	<u>1650</u>	<u>1475</u>	<u>3000</u>
Less:				
Vacancy Factor	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Free Rent Incentives	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other Adjustments	<u> </u>	<u> </u>	<u> </u>	<u>\$930</u>
<u>PAID PRIOR MONTH</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Deductions	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Scheduled Net Rents	<u><u>\$2,030</u></u>	<u><u>\$1,650</u></u>	<u><u>\$1,475</u></u>	<u><u>\$3,930</u></u>
Less: Rents Receivable *	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Scheduled Net Rents Collected *	<u><u>\$2,030</u></u>	<u><u>\$1,650</u></u>	<u><u>\$1,475</u></u>	<u><u>\$3,930</u></u>

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Account Type	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Account No.	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Account Purpose	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Balance, End of Month	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Funds on Hand for all Accounts	<u><u>\$0</u></u>	<u> </u>	<u> </u>	<u> </u>

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 17</u>	<u>Property 18</u>	<u>Property 19</u>	<u>Property 20</u>
Description of Property	CHELTENHAM	EMPIRE MINE	GOLDEN HAWK	LA MADRE WAY
Scheduled Gross Rents	1605	1385	1600	1710
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments				(\$100)
Total Deductions				\$100
Scheduled Net Rents	\$1,605	\$1,385	\$1,600	\$1,610
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$1,605	\$1,385	\$1,600	\$1,610

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	\$0			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 21</u>	<u>Property 22</u>	<u>Property 23</u>
Description of Property	LAMBERT	MANZANITA RANCH	MARATHON
Scheduled Gross Rents	1650	1695	1730
Less:			
Vacancy Factor			
Free Rent Incentives			
Other Adjustments			\$2,600
Total Deductions			
Scheduled Net Rents	\$1,650	\$1,695	\$4,330
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$1,650	\$1,695	\$4,330

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operati

Property 24

NEOPOLITAN PL

1750

\$1,750

\$1,750

Account 4

ing Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 25</u>	<u>Property 26</u>	<u>Property 27</u>
Description of Property	PEACEFUL CANYON	RIDGETREE AVE	ROCK CREEK LN
Scheduled Gross Rents	1630	1255	1605
Less:			
Vacancy Factor			
Free Rent Incentives			
Other Adjustments			
Total Deductions			
Scheduled Net Rents	\$1,630	\$1,255	\$1,605
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$1,630	\$1,255	\$1,605

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Opera

Property 28

SADDLE HORN DR

1405

\$1,405

\$1,405

Account 4

ting Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 29</u>	<u>Property 30</u>	<u>Property 31</u>
Description of Property	SAN ARDO PL	SIERRA SUMMIT	STORMY VALLEY
Scheduled Gross Rents	1465	1920	1750
Less:			
Vacancy Factor			
Free Rent Incentives			
Other Adjustments		\$1	(\$100)
Total Deductions			
Scheduled Net Rents	\$1,465	\$1,921	\$1,650
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$1,465	\$1,921	\$1,650

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Opera

Property 32

VIA DI AUTOSTRADA

1600

(\$50)

\$1,550

\$1,550

Account 4

ting Report.

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS**Increase/(Decrease) in Cash and Cash Equivalents****For the Month Ended JANUARY 31 2020**

		<u>Actual Current Month</u>	<u>Cumulative (Case to Date)</u>
Cash Receipts			
1	Rent/Leases Collected	\$57,734	\$1,011,810
2	Cash Received from Sales		
3	Interest Received		
4	Borrowings	\$0	\$3,000
5	Funds from Shareholders, Partners, or Other Insiders		
6	Capital Contributions		
7	RETURN OF REPAIR RESERVES	\$0	\$15,720
8	REFUND OF BANK FEES		\$348
9	LLC MEMBER CONTRIBUTION	\$15,500	\$149,029
10	SECURITY DEPOSIT FORFEITSURE	\$0	\$1,370
11	OTHER: MISC. INCOME (INSURANCE \$110585)	\$0	\$110,903
12	Total Cash Receipts	\$73,234	\$1,292,180
Cash Disbursements			
13	Selling		
14	Administrative	\$0	\$20,013
15	Capital Expenditures	\$0	\$600
16	Principal Payments on Debt		
17	Interest Paid		
	Rent/Lease:		
18	Personal Property		
19	Real Property		
	Amount Paid to Owner(s)/Officer(s)		
20	Salaries		
21	Draws		
22	Commissions/Royalties		
23	Expense Reimbursements		
24	Other		
25	Salaries/Commissions (less employee withholding)	\$400	\$1,950
26	Management Fees	\$14,814	\$293,019
	Taxes:		
27	Employee Withholding		
28	Employer Payroll Taxes		
29	Real Property Taxes	\$3,043	\$51,613
30	Other Taxes		
31	Other Cash Outflows:		
32	OTHER GENERAL EXPENSES	\$2,990	\$86,700
33	MORTGAGES PAID	\$24,400	\$460,583
34	INSURANCE ON PROPERTIES	\$10,121	\$81,065
35	REPAIRS AND MAINTENANCE	\$28,506	\$249,770
36	PROPERTY UTILITIES	\$91	\$29,650
37	Total Cash Disbursements:	\$84,365	\$1,274,963
38	Net Increase (Decrease) in Cash	(\$11,131)	\$17,217
39	Cash Balance, Beginning of Period	\$13,220	
40	Cash Balance, End of Period	\$2,088	

STATEMENT OF CASH FLOWS
 (Optional) Increase/(Decrease) in Cash and Cash Equivalents
 For the Month Ended _____ JANUARY 31 2020

		Actual	Cumulative
		<u>Current Month</u>	<u>(Case to Date)</u>
Cash Flows From Operating Activities			
1	Cash Received from Sales		
2	Rent/Leases Collected	\$57,734	\$1,011,810
3	Interest Received		
4	Cash Paid for Development of Real Estate		
5	Cash Paid for Operation of Real Estate	\$81,322	\$1,223,350
6	Cash Paid for Administrative Expenses		
	Cash Paid for Rents/Leases:		
7	Personal Property		
8	Real Property		
9	Cash Paid for Interest		
10	Cash Paid for Net Payroll and Benefits		
	Cash Paid to Owner(s)/Officer(s)		
11	Salaries		
12	Draws		
13	Commissions/Royalties		
14	Expense Reimbursements		
15	Other		
	Cash Paid for Taxes Paid/Deposited to Tax Acct.		
16	Employer Payroll Tax		
17	Employee Withholdings		
18	Real Property Taxes	\$3,043	\$51,613
19	Other Taxes		
20	Cash Paid for General Expenses		
21			
22	<u>CASH REFUNDED FROM JUNE REPAIR RESERVE</u>	<u>\$0</u>	<u>\$15,720</u>
23	<u>BANK FEES REFUNDED</u>	<u>\$0</u>	<u>\$348</u>
24	<u>SECURITY DEPOSIT FORFEITSURE</u>	<u>\$0</u>	<u>\$1,370</u>
25	<u>MISC. INCOME</u>	<u>\$0</u>	<u>\$110,903</u>
26			
27	Net Cash Provided (Used) by Operating Activities before Reorganization Items	(\$23,588)	(\$83,199)
Cash Flows From Reorganization Items			
28	Interest Received on Cash Accumulated Due to Chp 11 Case		
29	Professional Fees Paid for Services in Connection with Chp 11 Case	\$0	\$90,029
30	U.S. Trustee Quarterly Fees	\$0	\$8,775
31			
32	Net Cash Provided (Used) by Reorganization Items	\$0	(\$98,804)
33	Net Cash Provided (Used) for Operating Activities and Reorganization Items	(\$23,588)	(\$182,003)
Cash Flows From Investing Activities			
34	Capital Expenditures		
35	Proceeds from Sales of Capital Goods due to Chp 11 Case		
36			
37	Net Cash Provided (Used) by Investing Activities	\$0	\$0
Cash Flows From Financing Activities			
38	Net Borrowings (Except Insiders)		
39	Net Borrowings from Shareholders, Partners, or Other Insiders	\$15,500	\$149,029
40	Capital Contributions		
41	Principal Payments		
42	<u>LOAN FROM KE ALOHA HOLDINGS LLC</u>	<u>\$0</u>	<u>\$3,000</u>
43	Net Cash Provided (Used) by Financing Activities	\$15,500	\$126,529
44	Net Increase (Decrease) in Cash and Cash Equivalents	(\$11,131)	(\$55,474)
45	Cash and Cash Equivalents at Beginning of Month	\$8,847	
46	Cash and Cash Equivalents at End of Month	(\$2,284)	

EXHIBIT “F”

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re: SCHULTE PROPERTIES LLC

Case No. 18-12734-

**CHAPTER 11
MONTHLY OPERATING REPORT
(REAL ESTATE CASE)**

SUMMARY OF FINANCIAL STATUS

MONTH ENDED: AUGUST 31 2020

PETITION DATE: 5/10/2018 0:00

1. Debtor in possession (or trustee) hereby submits this Monthly Operating Report on the Accrual Basis of accounting (or if checked here X the Office of the U.S. Trustee or the Court has approved the Cash Basis of Accounting for the Debtor).

Dollars reported in \$1


	End of Current Month	End of Prior Month	As of Petition Filing
2. Asset and Liability Structure			
a. Current Assets	\$17,408	\$26,092	
b. Total Assets	\$10,408,893	\$10,417,557	\$10,391,485
c. Current Liabilities	\$202,029	\$202,029	
d. Total Liabilities	\$10,756,272	\$10,756,272	\$10,554,243
			Cumulative
3. Statement of Cash Receipts & Disbursements for Month	Current Month	Prior Month	(Case to Date)
a. Total Receipts	\$99,314	\$81,264	\$1,792,398
b. Total Disbursements	\$107,998	\$70,624	\$1,759,861
c. Excess (Deficiency) of Receipts Over Disbursements (a - b)	(\$8,684)	\$10,640	\$32,537
d. Cash Balance Beginning of Month	\$26,092	\$15,454	\$0
e. Cash Balance End of Month (c + d)	\$17,408	\$26,092	\$32,537
	Current Month	Prior Month	Cumulative (Case to Date)
4. Profit/(Loss) from the Statement of Operations	(\$8,684)	\$13,595	(\$247,562)
5. Account Receivables (Pre and Post Petition)	\$0	\$0	
6. Post-Petition Liabilities	\$202,029	\$202,029	
7. Past Due Post-Petition Account Payables (over 30 days)	\$0	\$0	

At the end of this reporting month:

- | | Yes | No |
|---|-----|----|
| 8. Have any payments been made on pre-petition debt, other than payments in the normal course to secured creditors or lessors? (if yes, attach listing including date of payment, amount of payment and name of payee) | | X |
| 9. Have any payments been made to professionals? (if yes, attach listing including date of payment, amount of payment and name of payee) | | X |
| 10. If the answer is yes to 8 or 9, were all such payments approved by the court? | | |
| 11. Have any payments been made to officers, insiders, shareholders, relatives? (if yes, attach listing including date of payment, amount and reason for payment, and name of payee) | X | |
| 12. Is the estate insured for replacement cost of assets and for general liability? | X | |
| 13. Are a plan and disclosure statement on file? | X | |
| 14. Was there any post-petition borrowing during this reporting period? | X | |
| 15. Check if paid: Post-petition taxes <u> </u> ; U.S. Trustee Quarterly Fees <u>X</u> ; Check if filing is current for: Post-petition tax reporting and tax returns: <u> </u> .
(Attach explanation, if post-petition taxes or U.S. Trustee Quarterly Fees are not paid current or if post-petition tax reporting and tax return filings are not current.) | | |

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry believe these documents are correct.

Date: 9/30/2020 0:00


Responsible Individual

CASE #: 18-12734-Feb

SCHULTE PROPERTIES LLC

AUGUST 31 2020

PAGE 1. ITEM 11. DETAIL OF ITEM MARKED "YES"

AMOUNT	PAYEE AND REASON
\$ 18,939.00	PAID TO: THRIVE PROPERTY MANAGEMENT & INVESTMENTS INC. FOR AUGUST 2020 MONTHLY MANAGEMENT FEES.
\$ 10,000.00	LLC MEMBER CONTRIBUTION

FEES ARE SCHEDULED MONTHLY, IN NORMAL COURSE OF BUSINESS.

THRIVE PROPERTY MANAGEMENT & INVESTMENTS INC. IS SOLELY OWNED AND OPERATED BY MELANI SCHULTE.

NOTE: TOTAL MEMBER CONTRIBUTIONS OF \$209029 ALLOCATED TO BALANCE SHEET LIABILITIES.NOTE: TOTAL BORROWINGS, WHILE SHOWN ON THE 'STATEMENT OF OPERATION', IS NOT A PROFIT AND LOSS ITEM. ACCORDINGLY, IT HAS NOT BEEN USED TO CALCULATE "INCOME" FOR PROFIT AND LOSS PURPOSES (LINE 43)

NOTE: AS ALL DEPOSITS, INCLUDING SECURITY DEPOSITS ON RENTALS, ARE MADE TO ONE ACCOUNT AND NOT HELD IN A SEPARATE TRUST ACCOUNT, ALL SECURITY DEPOSITS ARE INCLUDED IN RENTAL INCOME IN THE MONTH RECEIVED.

FEW, IF ANY SUCH DEPOSITS ARE REFUNDED (DUE TO DAMAGES, NON-PAYMENT OF RENT ETC), SO WHILE A POTENTIAL LIABILITY MAY EXIST, SUCH LIABILITY SHOULD BE OF MINOR CONSEQUENCE WHEN AND IF RETURNED TO TENANT.

STATEMENT OF OPERATIONS VARIANCES - OVER 10%

LINE 4: INSURANCE RECEIPT UNANTICIPATED
 LINE 14: UNANTICIPATED COMMISSIONS.
 LINE 15: MANAGEMENT FEES MORE THAN ANTICIPATED
 LINE 18: INSURANCE PAYMENTS OF WHOLE YEAR PREMIUM UNANTICIPATED.
 LINE 21: REAL PROPERTY TAXES UNANTICIPATED
 LINE 23: OTHER EXPENSES - REPAIRS INCLUDED, CONSIDERABLY HIGHER THAN ANTICIPATED
 LINE 39: SEE NOTE ABOVE - ADDITIONAL MEMBER CONTRIBUTIONS - \$10 000 UNANTICIPATED.

STATEMENT OF OPERATIONS

(Real Estate Case)

For the Month Ended AUGUST 31 2020

Current Month				Cumulative (Case to Date)	Next Month Forecast
Actual	Forecast	Variance			
\$55,687	\$55,000	\$687	Revenues:		
		\$0	1 Rent/Leases	\$1,416,453	\$55,000
		\$0	2 Real Property Sales Gross		
		\$0	3 Interest		
\$33,627	\$0	\$33,627	4 Other Income:	\$147,553	\$0
\$0	\$0	\$0	5 REFUNDED REPAIR RESERVE	\$15,720	\$0
\$0	\$0	\$0	6 REFUNDED BANK FEES	\$643	\$0
\$89,314	\$55,000	\$34,314	7 Total Revenues	\$1,580,369	\$55,000
			Expenses:		
\$0		\$0	8 Cost of Property Sold		
			8a Initial Cost & Improvement		
			8b less: Depreciation Taken		
\$0	\$0	\$0	9 Selling	\$0	\$0
\$0	\$0	\$0	10 Administrative	\$20,613	\$0
		\$0	11 Interest		
		\$0	12 Compensation to Owner(s)/Officer(s)		
		\$0	13 Salaries		
\$350	\$0	(\$350)	14 Commissions	\$4,000	\$0
\$18,939	\$15,000	(\$3,939)	15 Management Fees	\$404,573	\$15,000
		\$0	Rent/Lease:		
		\$0	16 Personal Property		
		\$0	17 Real Property		
\$6,164	\$5,000	(\$1,164)	18 Insurance	\$110,885	\$5,000
		\$0	19 Depreciation		
		\$0	Taxes:		
\$16,119	\$0	(\$16,119)	20 Employer Payroll Taxes		
		\$0	21 Real Property Taxes	\$69,506	\$0
\$66,426	\$43,000	(\$23,426)	22 Other Taxes		
		\$0	23 Other Expenses:	\$1,046,605	\$43,000
		\$0	24		
		\$0	25		
		\$0	26		
		\$0	27		
		\$0	28		
		\$0	29		
		\$0	30		
		\$0	31		
\$107,998	\$63,000	(\$44,998)	32 Total Expenses	\$1,656,182	\$63,000
(\$18,684)	\$0	\$18,684	33 Subtotal	(\$75,813)	(\$8,000)
			Reorganization Items:		
\$0	\$0	\$70,029	34 Professional Fees	\$90,029	\$0
		\$0	35 Provisions for Rejected Executory Contracts		
		\$0	36 Interest Earned on Accumulated Cash from Resulting Chp 11 Case		
\$0	\$0	\$0	37 Gain or (Loss) from Sale of Equipment		
\$10,000	\$0	\$10,000	38 U.S. Trustee Quarterly Fees	\$13,650	\$0
			39 BORROWINGS	\$212,029	\$10,000
\$10,000	\$0	\$0	40 Total Reorganization Items	\$108,350	\$0
(\$8,684)	\$3,500	(\$12,184)	41 Net Profit (Loss) Before Federal & State Taxes	(\$247,562)	\$0
		\$0	42 Federal & State Income Taxes		
(\$8,684)	(\$4,000)	(\$12,184)	43 Net Profit (Loss)	(\$247,562)	\$0

Attach an Explanation of Variance to Statement of Operations (For variances greater than +/- 10% only):

BALANCE SHEET
(Real Estate Case)
For the Month Ended AUGUST 31 2020

Assets

		<u>From Schedules</u>	<u>Market Value</u>
Current Assets			
1	Cash and cash equivalents - unrestricted		\$17,408
2	Cash and cash equivalents - restricted		
3	Accounts receivable (net)	A	\$0
4	Prepaid expenses		
5	Professional retainers		
6	Other: _____		
7	_____		
8	Total Current Assets		\$17,408
Property and Equipment (Market Value)			
9	Real property	C	\$10,391,485
10	Machinery and equipment	D	\$0
11	Furniture and fixtures	D	\$0
12	Office equipment	D	\$0
13	Leasehold improvements	D	\$0
14	Vehicles	D	\$0
15	Other: _____	D	
16	_____	D	
17	_____	D	
18	_____	D	
19	_____	D	
20	Total Property and Equipment		\$10,391,485
Other Assets			
21	Loans to shareholders		
22	Loans to affiliates		
23	_____		
24	_____		
25	_____		
26	_____		
27	Total Other Assets		\$0
28	Total Assets		\$10,408,893

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

Liabilities and Equity
(Real Estate Case)

Liabilities From Schedules

Post-Petition

Current Liabilities

29	Salaries and wages		
30	Payroll taxes		
31	Real and personal property taxes		
32	Income taxes		
33	Sales taxes		
34	Notes payable (short term)		
35	Accounts payable (trade)	A	\$0
36	Real property lease arrearage		
37	Personal property lease arrearage		
38	Accrued professional fees		
39	Current portion of long-term post-petition debt (due within 12 months)		
40	Other: LOAN FROM ASSOCIATED LLC		\$3,000
41	LOAN FROM MEMBER		\$199,029
42			
43	Total Current Liabilities		\$202,029

Long-Term Post-Petition Debt, Net of Current Portion

45	Total Post-Petition Liabilities		\$202,029
----	--	--	------------------

Pre-Petition Liabilities (allowed amount)

46	Secured claims	F	\$9,805,265
47	Priority unsecured claims	F	\$0
48	General unsecured claims	F	\$748,978
49	Total Pre-Petition Liabilities		\$10,554,243
50	Total Liabilities		\$10,756,272

Equity (Deficit)

51	Retained Earnings/(Deficit) at time of filing		(\$347,379)
52	Capital Stock		
53	Additional paid-in capital		
54	Cumulative profit/(loss) since filing of case		
55	Post-petition contributions/(distributions) or (draws)		
56			
57	Market value adjustment		
58	Total Equity (Deficit)		(\$347,379)
59	Total Liabilities and Equity (Deficit)		\$10,408,893

SCHEDULES TO THE BALANCE SHEET
(Real Estate Case)

Schedule A
Accounts Receivable and (Net) Payable

Receivables and Payables Agings	Accounts Receivable [Pre and Post Petition]	Accounts Payable [Post Petition]	Past Due Post Petition Debt
0 -30 Days			
31-60 Days			
61-90 Days			
91+ Days			
Total accounts receivable/payable	\$0	\$0	
Allowance for doubtful accounts			
Accounts receivable (net)	\$0		\$0

Schedule B
Inventory/Cost of Goods Sold
Not Applicable to Real Estate Cases

Schedule C
Real Property

Description	Cost	Market Value
32 PROPERTIES PER SCHEDULES PG3 (1) THROUGH (4)	\$7,085,450	\$10,391,485
Total	\$7,085,450	\$10,391,485

Schedule D
Other Depreciable Assets

Description	Cost	Market Value
Machinery & Equipment -		
Total	\$0	\$0
Furniture & Fixtures -		
Total	\$0	\$0
Office Equipment -		
Total	\$0	\$0
Leasehold Improvements -		
Total	\$0	\$0
Vehicles -		
Total	\$0	\$0

Schedule E
Aging of Post-Petition Taxes
(As of End of the Current Reporting Period)

Taxes Payable	<u>0-30 Days</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>91+ Days</u>	<u>Total</u>
Federal					
Income Tax Withholding					\$0
FICA - Employee					\$0
FICA - Employer					\$0
Unemployment (FUTA)					\$0
Income					\$0
Other (Attach List)					\$0
Total Federal Taxes	\$0	\$0	\$0	\$0	\$0
State and Local					
Income Tax Withholding					\$0
Unemployment (UT)					\$0
Disability Insurance (DI)					\$0
Empl. Training Tax (ETT)					\$0
Sales					\$0
Excise					\$0
Real property					\$0
Personal property					\$0
Income					\$0
Other (Attach List)					\$0
Total State & Local Taxes	\$0	\$0	\$0	\$0	\$0
Total Taxes	\$0	\$0	\$0	\$0	\$0

Schedule F
Pre-Petition Liabilities

<u>List Total Claims For Each Classification -</u>	<u>Claimed Amount</u>	<u>Allowed Amount (b)</u>
Secured claims (a)	\$9,805,265	\$9,805,265
Priority claims other than taxes		
Priority tax claims		
General unsecured claims	\$748,978	\$748,978

(a) List total amount of claims even it under secured.

(b) Estimated amount of claim to be allowed after compromise or litigation. As an example, you are a defendant in a lawsuit alleging damage of \$10,000,000 and a proof of claim is filed in that amount. You believe that you can settle the case for a claim of \$3,000,000. For Schedule F reporting purposes you should list \$10,000,000 as the Claimed Amount and \$3,000,000 as the Allowed Amount.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

Description of Property	<u>Property 1</u> ASPEN GLOW	<u>Property 2</u> AVE CORTES	<u>Property 3</u> BRIDGEFIELD	<u>Property 4</u> CLOVERDALE
Scheduled Gross Rents	1990	1650	1460	2350
Less:				
Vacancy Factor				2350
Free Rent Incentives				
Other Adjustments	(\$45)		\$75	
DEPOSIT		\$2,595		
Total Deductions				
Scheduled Net Rents	\$1,945	\$4,245	\$1,535	\$0
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$1,945	\$4,245	\$1,535	\$0

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank	US BANK			
Account Type	CHECKING			
Account No. 3877			
Account Purpose	ALL LLC INCOME			
Balance, End of Month	\$17,408			
Total Funds on Hand for all Accounts	\$17,408			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

Description of Property	<u>Property 5</u> DESERT CANYON	<u>Property 6</u> DISCOVERY CREEK	<u>Property 7</u> ECHO FALLS	<u>Property 8</u> FEATHER RIVER
Scheduled Gross Rents	<u>1430</u>	<u>1500</u>	<u>1080</u>	<u>1550</u>
Less:				
Vacancy Factor	<u></u>	<u></u>	<u>0</u>	<u></u>
Free Rent Incentives	<u></u>	<u></u>	<u></u>	<u></u>
Other Adjustments	<u></u>	<u></u>	<u></u>	<u></u>
UTILITY REFUND	<u>\$169</u>	<u></u>	<u>\$12</u>	<u></u>
Total Deductions	<u></u>	<u></u>	<u></u>	<u></u>
Scheduled Net Rents	<u>\$1,599</u>	<u>\$1,500</u>	<u>\$1,092</u>	<u>\$1,550</u>
Less: Rents Receivable *	<u></u>	<u></u>	<u></u>	<u></u>
Scheduled Net Rents Collected *	<u>\$1,599</u>	<u>\$1,500</u>	<u>\$1,092</u>	<u>\$1,550</u>

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank	<u></u>	<u></u>	<u></u>	<u></u>
Account Type	<u></u>	<u></u>	<u></u>	<u></u>
Account No.	<u></u>	<u></u>	<u></u>	<u></u>
Account Purpose	<u></u>	<u></u>	<u></u>	<u></u>
Balance, End of Month	<u></u>	<u></u>	<u></u>	<u></u>
Total Funds on Hand for all Accounts	<u>\$0</u>	<u></u>	<u></u>	<u></u>

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

Description of Property	<u>Property 13</u> SURREY MEADC	<u>Property 14</u> SWEET LEILANI	<u>Property 15</u> BRENTLY	<u>Property 16</u> CANYON GREEN
Scheduled Gross Rents	<u>2185</u>	<u>1710</u>	<u>1475</u>	<u>3000</u>
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments				
DEPOSIT				
Total Deductions				
Scheduled Net Rents	<u>\$2,185</u>	<u>\$1,710</u>	<u>\$1,475</u>	<u>\$3,000</u>
Less: Rents Receivable *				
Scheduled Net Rents Collected *	<u>\$2,185</u>	<u>\$1,710</u>	<u>\$1,475</u>	<u>\$3,000</u>

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	<u>\$0</u>			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 17</u>	<u>Property 18</u>	<u>Property 19</u>	<u>Property 20</u>
Description of Property	CHELTENHAM	EMPIRE MINE	GOLDEN HAWK	LA MADRE WAY
Scheduled Gross Rents	1605	1490	1500	1610
Less:				
Vacancy Factor				
Free Rent Incentives				
Other Adjustments				
<u>DEPOSIT</u>				
Total Deductions				
Scheduled Net Rents	\$1,605	\$1,490	\$1,500	\$1,610
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$1,605	\$1,490	\$1,500	\$1,610

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	\$0			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 21</u>	<u>Property 22</u>	<u>Property 23</u>
Description of Property	LAMBERT	MANZANITA RANCH	MARATHON
Scheduled Gross Rents	1650	1695	1730
Less:			
Vacancy Factor			
Free Rent Incentives			
Other Adjustments			
Total Deductions			
Scheduled Net Rents	\$1,650	\$1,695	\$1,730
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$1,650	\$1,695	\$1,730

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operati

NEOPOLITAN PL

\$1,750

\$1,750

Account 4

ing Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 25</u>	<u>Property 26</u>	<u>Property 27</u>
Description of Property	PEACEFUL CANYON	RIDGETREE AVE	ROCK CREEK LN
Scheduled Gross Rents	1905	1255	1605
Less:			
Vacancy Factor			
Free Rent Incentives			
Other Adjustments	\$200		
<u>DEPOSIT</u>			
Total Deductions			
Scheduled Net Rents	\$2,105	\$1,255	\$1,605
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$2,105	\$1,255	\$1,605

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Statement.

Property 28

SADDLE HORN DR

1750

\$1,750

\$1,750

Account 4

ting Report.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 29</u>	<u>Property 30</u>	<u>Property 31</u>
Description of Property	SAN ARDO PL	SIERRA SUMMIT	STORMY VALLEY
Scheduled Gross Rents	1570	1970	1650
Less:			
Vacancy Factor			
Free Rent Incentives			
Other Adjustments			
<u>DEPOSIT</u>			
Total Deductions			
Scheduled Net Rents	\$1,570	\$1,970	\$1,650
Less: Rents Receivable *			
Scheduled Net Rents Collected *	\$1,570	\$1,970	\$1,650

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>
Bank			
Account Type			
Account No.			
Account Purpose			
Balance, End of Month			
Total Funds on Hand for all Accounts	\$0		

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Opera

Property 32

VIA DI AUTOSTRADA

1650

\$1,650

\$1,650

Account 4

ting Report.

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Increase/(Decrease) in Cash and Cash Equivalents

For the Month Ended AUGUST 31 2020

		Actual Current Month	Cumulative (Case to Date)
Cash Receipts			
1	Rent/Leases Collected	\$55,687	\$1,416,453
2	Cash Received from Sales		
3	Interest Received		
4	Borrowings	\$0	\$3,000
5	Funds from Shareholders, Partners, or Other Insiders		
6	Capital Contributions		
7	RETURN OF REPAIR RESERVES	\$0	\$15,720
8	REFUND OF BANK FEES	\$0	\$643
9	LLC MEMBER CONTRIBUTION	\$10,000	\$209,029
10	SECURITY DEPOSIT FORFEITURE	\$0	\$1,370
11	OTHER:INSURANCE RECEIPT / UTILITY REFUND	\$33,627	\$146,183
12	Total Cash Receipts	\$99,314	\$1,792,398
Cash Disbursements			
13	Selling		
14	Administrative	\$0	\$20,013
15	Capital Expenditures	\$0	\$600
16	Principal Payments on Debt		
17	Interest Paid		
	Rent/Lease:		
18	Personal Property		
19	Real Property		
	Amount Paid to Owner(s)/Officer(s)		
20	Salaries		
21	Draws		
22	Commissions/Royalties		
23	Expense Reimbursements		
24	Other		
25	Salaries/Commissions (less employee withholding)	\$350	\$4,000
26	Management Fees	\$18,939	\$404,573
	Taxes:		
27	Employee Withholding		
28	Employer Payroll Taxes		
29	Real Property Taxes	\$16,119	\$69,506
30	Other Taxes		
31	Other Cash Outflows:		
32	OTHER GENERAL EXPENSES	\$6,580	\$124,834
33	MORTGAGES PAID	\$24,238	\$627,249
34	INSURANCE ON PROPERTIES	\$6,164	\$110,885
35	REPAIRS AND MAINTENANCE	\$34,402	\$358,076
36	PROPERTY UTILITIES	\$1,206	\$40,125
37	Total Cash Disbursements:	\$107,998	\$1,759,861
38	Net Increase (Decrease) in Cash	(\$8,684)	\$32,537
39	Cash Balance, Beginning of Period	\$26,092	
40	Cash Balance, End of Period	\$17,408	

STATEMENT OF CASH FLOWS
(Optional) Increase/(Decrease) in Cash and Cash Equivalents
For the Month Ended _____ AUGUST 31 2020

		Actual Current Month	Cumulative (Case to Date)
Cash Flows From Operating Activities			
1	Cash Received from Sales		
2	Rent/Leases Collected	\$55,687	\$1,416,453
3	Interest Received		
4	Cash Paid for Development of Real Estate		
5	Cash Paid for Operation of Real Estate	\$91,879	\$1,596,851
6	Cash Paid for Administrative Expenses		
	Cash Paid for Rents/Leases:		
7	Personal Property		
8	Real Property		
9	Cash Paid for Interest		
10	Cash Paid for Net Payroll and Benefits		
	Cash Paid to Owner(s)/Officer(s)		
11	Salaries		
12	Draws		
13	Commissions/Royalties		
14	Expense Reimbursements		
15	Other		
	Cash Paid for Taxes Paid/Deposited to Tax Acct.		
16	Employer Payroll Tax		
17	Employee Withholdings		
18	Real Property Taxes	\$16,119	\$69,506
19	Other Taxes		
20	Cash Paid for General Expenses		
21			
22	CASH REFUNDED FROM REPAIR RESERVE	\$0	\$15,720
23	BANK FEES REFUNDED	\$0	\$643
24	SECURITY DEPOSIT FORFEITSURE	\$0	\$1,370
25	MISC. INCOME	\$33,627	\$146,183
26			
27	Net Cash Provided (Used) by Operating Activities before Reorganization Items	(\$18,684) #	(\$85,988)
Cash Flows From Reorganization Items			
28	Interest Received on Cash Accumulated Due to Chp 11 Case		
29	Professional Fees Paid for Services in Connection with Chp 11 Case	\$0	\$90,029
30	U.S. Trustee Quarterly Fees	\$0	\$13,650
31			
32	Net Cash Provided (Used) by Reorganization Items	\$0	(\$103,679)
33	Net Cash Provided (Used) for Operating Activities and Reorganization Items	(\$18,684)	(\$189,667)
Cash Flows From Investing Activities			
34	Capital Expenditures		
35	Proceeds from Sales of Capital Goods due to Chp 11 Case		
36			
37	Net Cash Provided (Used) by Investing Activities	\$0	\$0
Cash Flows From Financing Activities			
38	Net Borrowings (Except Insiders)		
39	Net Borrowings from Shareholders, Partners, or Other Insiders	\$10,000	\$209,029
40	Capital Contributions		
41	Principal Payments		
42	LOAN FROM KE ALOHA HOLDINGS LLC	\$0	\$3,000
43	Net Cash Provided (Used) by Financing Activities	\$10,000	\$212,029
44	Net Increase (Decrease) in Cash and Cash Equivalents	(\$8,684)	\$22,362
45	Cash and Cash Equivalents at Beginning of Month	\$26,092	
46	Cash and Cash Equivalents at End of Month	\$17,408	



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

4552 188 S Y ST01

Account Number:

3877

Statement Period:

Aug 3, 2020

through

Aug 31, 2020

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ESTATE OF SCHULTE PROPERTIES LLC

DEBTOR IN POSSESSION

BANKRUPTCY CASE # 18-12734-LEB

STE 2 # 351

9811 W CHARLESTON BLVD

LAS VEGAS NV 89117-7519



To Contact U.S. Bank

24-Hour Business

Solutions:

1-800-673-3555

U.S. Bank accepts Relay Calls

Internet:

usbank.com

NEWS FOR YOU

The Real-Time Payments (RTP®) network allows fund transfers directly between financial institutions with 24/7/365 payment processing. In April 2019, all U.S. Bank routing numbers became eligible to receive incoming real-time payments. Since that time, the fees for these incoming payments were waived. However, effective Aug. 1, 2020, U.S. Bank will begin charging \$1.00 for each of these incoming payments. Fees will be reflected on your statement beginning in early September. If you no longer wish to receive incoming real-time payments, contact your Personal Banker, Treasury Management consultant or Commercial Customer Service team.

As the RTP® network continues to grow, it may be a good time to explore how it's 24/7, real-time payment capability could help your business. If you haven't tried RTP and want to discuss adding this capability to your U.S. Bank services, contact your Personal Banker, Treasury Management Consultant or Commercial Customer Service team.

PREMIUM BUSINESS CHECKING

Member FDIC

U.S. Bank National Association

Account Number

-3877

Account Summary

	# Items		
Beginning Balance on Aug 3		\$	26,092.39
Customer Deposits	43		99,313.83
Card Withdrawals	52		8,726.31-
Other Withdrawals	5		1,004.28-
Checks Paid	145		98,267.89-
Ending Balance on Aug 31, 2020		\$	17,407.74

Customer Deposits

Number	Date	Ref Number	Amount	Number	Date	Ref Number	Amount
	Aug 3	8057026924	100.00		Aug 3	8057027037	3,000.00
	Aug 3	8057027064	1,079.67		Aug 4	8356790123	1,430.22
	Aug 3	8057027041	1,255.00		Aug 4	8356790121	1,460.00
	Aug 3	8057027035	1,475.00		Aug 4	8356790126	1,970.00
	Aug 3	8057027062	1,490.00		Aug 4	8356790585	2,495.00
	Aug 3	8057027057	1,500.00		Aug 5	8654996723	13.85
	Aug 3	8057027043	1,545.00		Aug 5	8654996627	75.00
	Aug 3	8057027060	1,550.00		Aug 5	8654996624	1,250.00
	Aug 3	8057027070	1,570.00		Aug 5	8654996721	1,633.00
	Aug 3	8057027066	1,605.00		Aug 5	8654996719	1,650.00
	Aug 3	8057027039	1,605.00		Aug 6	8954412612	1,650.00
	Aug 3	8057027055	1,610.00		Aug 10	8057008220	1,650.00
	Aug 3	8057027053	1,695.00		Aug 11	8356397735	250.00
	Aug 3	8057027079	1,710.00		Aug 12	8654648030	1,650.00
	Aug 3	8057027051	1,730.00		Aug 17	8056771019	12.58
	Aug 3	8057027068	1,750.00		Aug 24	8056582133	61.29
	Aug 3	8057027047	1,750.00		Aug 24	8056582131	168.97
	Aug 3	8057027073	1,855.00		Aug 25	8356126451	33,539.25
	Aug 3	8057027033	1,945.00		Aug 26	8654310283	200.00
	Aug 3	8057027045	2,005.00		Aug 31	8056628656	100.00
	Aug 3	8057027049	2,045.00		Aug 31	8056761397	10,000.00
	Aug 3	8057027075	2,185.00				



Case 18-12734-mkn Doc 742 Entered 10/01/20 12:36:06
 DEBTOR IN POSSESSION
 BANKRUPTCY CASE # 18-12734-LEB
 STE 2 # 351
 9811 W CHARLESTON BLVD
 LAS VEGAS NV 89117-7519

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 Aug 3, 2020
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 Aug 31, 2020

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**PREMIUM BUSINESS CHECKING****(CONTINUED)**

S. Bank National Association

Account Number

-3877

Customer Deposits (continued)

Total Customer Deposits \$ **99,313.83**

Card Withdrawals

Card Number: xxxx-xxxx-xxxx-0933

<i>Date</i>	<i>Description of Transaction</i>	<i>Ref Number</i>	<i>Amount</i>
Aug 3	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 073120 HENDERSON NV REF # 24610430214010194720571	4010194720 \$ 130.46-
Aug 3	Debit Purchase - VISA LOWES #00784* *****0933	On 080220 LAS VEGAS NV REF # 24692160215100284006479	5100284006 372.44-
Aug 5	Debit Purchase - VISA THE HOME DEPOT 3 *****0933	On 080320 LAS VEGAS NV REF # 24692160217100639970815	7100639970 90.44-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881121	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881204	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881386	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881469	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881535	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881618	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881790	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881873	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269881956	9001269881 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269882038	9001269882 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269882111	9001269882 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269882293	9001269882 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269882525	9001269882 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269882608	9001269882 6.95-



DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
9811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Account Number:
3877
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Aug 3, 2020
through
Aug 31, 2020

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PREMIUM BUSINESS CHECKING**(CONTINUED)**

S. Bank National Association

Account Number -3877

Card Withdrawals (continued)

Card Number: xxxx-xxxx-xxxx-0933

Date	Description of Transaction	Ref Number	Amount
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269882780	9001269882 6.95-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269882376	9001269882 7.10-
Aug 6	Debit Purchase - VISA USPS PO 31489900 *****0933	On 080520 LAS VEGAS NV REF # 24137460219001269882459	9001269882 7.10-
Aug 10	Debit Purchase - VISA FERGUSON ENT #67 *****0933	On 080720 844-872-3857 NV REF # 24435650220839113968822	0839113968 65.24-
Aug 10	Debit Purchase - VISA LOWES #00784* *****0933	On 080620 LAS VEGAS NV REF # 24692160220100520286839	0100520286 141.56-
Aug 10	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 080720 925-8661500 CA REF # 24755420220272208020590	0272208020 235.00-
Aug 10	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 080720 925-8661500 CA REF # 24755420220272208005880	0272208005 235.00-
Aug 10	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 080720 925-8661500 CA REF # 24755420220272208016218	0272208016 235.00-
Aug 10	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 080720 925-8661500 CA REF # 24755420220272208014775	0272208014 235.00-
Aug 10	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 080820 925-8661500 CA REF # 24755420221272214886173	1272214886 295.00-
Aug 10	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 080820 925-8661500 CA REF # 24755420221272214880028	1272214880 295.00-
Aug 13	Debit Purchase - VISA FLOOR AND DECOR *****0933	On 081220 LAS VEGAS NV REF # 24431060226200928700852	6200928700 302.92-
Aug 14	Debit Purchase - VISA LOWES #01719* *****0933	On 081320 LAS VEGAS NV REF # 24692160226100033426975	6100033426 120.53-
Aug 17	Debit Purchase - VISA LOWES #00784* *****0933	On 081520 LAS VEGAS NV REF # 24692160228100428238660	8100428238 161.78-
Aug 17	Debit Purchase - VISA LOWES #01703* *****0933	On 081320 LAS VEGAS NV REF # 24692160227100316879139	7100316879 447.56-
Aug 18	Debit Purchase - VISA SQ *DAMIAN DOUGL *****0933	On 081720 gosq.com NV REF # 24692160230100632877051	0100632877 500.00-
Aug 19	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 081820 925-8661500 CA REF # 24755420231272314279509	1272314279 690.00-
Aug 24	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 082020 LAS VEGAS NV REF # 24610430234010193669700	4010193669 125.72-



DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
9811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Account Number:
77
Statement Period:
Aug 3, 2020
through
Aug 31, 2020



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PREMIUM BUSINESS CHECKING**(CONTINUED)**

S. Bank National Association

Account Number -3877

Card Withdrawals (continued)

Card Number: xxxx-xxxx-xxxx-0933

Date	Description of Transaction	Ref Number	Amount
Aug 24	Debit Purchase - VISA WANN MECHANICAL *****0933	On 082320 702-279-6915 NV REF # 24692160237200625025560	7200625025 225.00-
Aug 24	Debit Purchase - VISA NELLIS AUCTION *****0933	On 082320 702-531-1300 NV REF # 24489930236300482633854	6300482633 280.42-
Aug 24	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 082020 LAS VEGAS NV REF # 24610430234010193669957	4010193669 629.94-
Aug 26	Debit Purchase - VISA USPS PO 31489900 *****0933	On 082520 LAS VEGAS NV REF # 24137460239001276340208	9001276340 2.05-
Aug 26	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 082520 925-8661500 CA REF # 24755420238272380069753	8272380069 235.00-
Aug 26	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 082420 N LAS VEGAS NV REF # 24610430238010194583807	8010194583 496.62-
Aug 26	Debit Purchase - VISA OLD REPUBLIC HOM *****0933	On 082520 925-8661500 CA REF # 24755420238272380068656	8272380068 761.67-
Aug 27	Debit Purchase - VISA LOWES #00784* *****0933	On 082620 LAS VEGAS NV REF # 24692160239200102383373	9200102383 125.55-
Aug 28	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 082620 LAS VEGAS NV REF # 24610430240010193551223	0010193551 67.80-
Aug 28	Debit Purchase - VISA COSTCO WHSE #067 *****0933	On 082720 HENDERSON NV REF # 24431060241898000075803	1898000075 135.41-
Aug 28	Debit Purchase - VISA COSTCO WHSE #067 *****0933	On 082720 HENDERSON NV REF # 24431060241898000075811	1898000075 161.91-
Aug 31	Debit Purchase - VISA USPS PO 31489900 *****0933	On 082920 LAS VEGAS NV REF # 24137460243001229612616	3001229612 2.05-
Aug 31	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 082920 LAS VEGAS NV REF # 24610430243010203458796	3010203458 20.56-
Aug 31	Debit Purchase - VISA LOWES #00784* *****0933	On 082920 LAS VEGAS NV REF # 24692160243100391861861	3100391861 60.67-
Aug 31	Debit Purchase - VISA THE HOME DEPOT # *****0933	On 082720 LAS VEGAS NV REF # 24610430241010193573226	1010193573 76.37-
Aug 31	Debit Purchase - VISA COSTCO WHSE #068 *****0933	On 083020 LAS VEGAS NV REF # 24431060244898000082988	4898000082 140.83-
Aug 31	Debit Purchase - VISA LOWES #00784* *****0933	On 082920 LAS VEGAS NV REF # 24692160243100391861853	3100391861 507.36-

Card 0933 Withdrawals Subtotal \$ 8,726.31-

Total Card Withdrawals \$ 8,726.31-



DEBTOR IN POSSESSION
BANKRUPTCY CASE # 18-12734-LEB
STE 2 # 351
9811 W CHARLESTON BLVD
LAS VEGAS NV 89117-7519

Account Number:
3877
Statement Period:
Aug 3, 2020
through
Aug 31, 2020

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PREMIUM BUSINESS CHECKING**(CONTINUED)**

U.S. Bank National Association

Account Number 3877

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Aug 14	Electronic Withdrawal REF=202260139494360N00	To INTUIT 0000756346CHECKSFORM6594322	\$ 172.31-
Aug 14	Analysis Service Charge	1400000000	191.74-
Aug 17	Electronic Withdrawal REF=202270066245910N00	To INTUIT 0000756346CHECKSFORM8548609	500.25-
Aug 20	Electronic Withdrawal REF=202320140718370N00	To INTUIT 0000756346CHECKSFORM3426504	127.35-
Aug 21	Electronic Withdrawal REF=202330077789700N00	To INTUIT 0000756346CHECKSFORM1516142	12.63-
Total Other Withdrawals			\$ 1,004.28-

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
2773	Aug 3	8055786413	602.49	12927	Aug 18	8356010204	467.00
2871*	Aug 5	8650406789	200.00	12928	Aug 18	8356010205	410.31
2883*	Aug 3	8055985965	696.00	12929	Aug 12	8654617633	5,458.82
2886*	Aug 11	8355839068	629.00	12930	Aug 10	8056736071	568.72
2887	Aug 7	9254729832	350.00	12931	Aug 11	8356293912	49.24
2888	Aug 3	8053146298	725.85	12932	Aug 7	9254962384	160.00
2889	Aug 11	8356746121	75.00	12933	Aug 7	9255035541	50.00
2890	Aug 11	8356746123	75.00	12935*	Aug 7	9254962235	430.00
2891	Aug 11	8356746122	65.00	12936	Aug 7	9255035540	35.00
2892	Aug 4	8356027126	100.00	12937	Aug 10	8057513068	28.75
2893	Aug 5	8654242813	33.25	12938	Aug 7	9254962078	63.00
2894	Aug 4	8356588306	200.00	12939	Aug 7	9254962077	63.00
2895	Aug 6	8954248320	350.00	12940	Aug 10	8057513567	112.00
2896	Aug 10	8056658591	1,400.00	12941	Aug 7	9255035543	40.00
2897	Aug 21	9253467666	441.76	12942	Aug 7	9255035542	40.00
2898	Aug 19	8654837537	395.60	12943	Aug 7	9254961809	51.00
2899	Aug 19	8654837535	393.03	12947*	Aug 10	8057250737	50.00
2900	Aug 19	8654837536	372.75	12948	Aug 10	8057250741	50.00
2901	Aug 17	8057225695	534.17	12949	Aug 10	8057250742	50.00
2902	Aug 12	8654969264	788.08	12950	Aug 10	8057250740	50.00
2903	Aug 19	8654033323	522.64	12951	Aug 10	8057250738	50.00
2904	Aug 25	8356412016	135.69	12952	Aug 10	8057250739	50.00
2905	Aug 17	8056870639	602.72	12953	Aug 14	9255043511	75.00
2906	Aug 18	8356780841	760.36	12954	Aug 14	9255043510	75.00
2907	Aug 13	8954630145	572.91	12955	Aug 14	9255043509	75.00
2909*	Aug 18	8356256023	657.20	12956	Aug 13	8954052727	48.22
2910	Aug 18	8356256022	559.24	12957	Aug 13	8954052728	48.22
2911	Aug 18	8356038479	887.52	12958	Aug 13	8954052729	47.85
2912	Aug 19	8654042441	676.60	12959	Aug 13	8954052730	47.85
2913	Aug 18	8356038530	602.49	12960	Aug 13	8954052731	46.23
2914	Aug 19	8654042440	557.35	12961	Aug 13	8954052732	46.23
2915	Aug 20	8953374308	692.72	12962	Aug 4	8356588363	11,893.00
2916	Aug 18	8355364002	358.13	12963	Aug 6	8954309058	700.00
2917	Aug 18	8355364004	320.08	12964	Aug 5	8655097061	4,478.90
2918	Aug 18	8355364000	932.43	12965	Aug 7	9254524919	475.00
2919	Aug 18	8355364003	818.33	12966	Aug 11	8355691481	74.08
2920	Aug 18	8355364005	721.85	12967	Aug 11	8354844925	500.00
2921	Aug 18	8355364001	708.60	12968	Aug 11	8355830012	605.00
2922	Aug 18	8356010201	591.75	12969	Aug 11	8355830011	566.00
2923	Aug 18	8356010203	555.37	12970	Aug 31	8055812476	2,555.00
2924	Aug 18	8356010207	551.14	12971	Aug 13	8954585232	75.00
2925	Aug 18	8356010206	500.12	12972	Aug 13	8954585234	75.00
2926	Aug 18	8356010200	470.92	12973	Aug 13	8954585233	15.00



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through
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REMIUM BUSINESS CHECKING**(CONTINUED)**

S. Bank National Association

Account Number

3877

Checks Presented Conventionally (continued)

<i>check</i>	<i>Date</i>	<i>Ref Number</i>	<i>Amount</i>	<i>Check</i>	<i>Date</i>	<i>Ref Number</i>	<i>Amount</i>
2974	Aug 12	8654569600	77.32	13004	Aug 19	8653091239	323.00
2975	Aug 26	8652570565	45.00	13005	Aug 19	8653091251	321.93
2976	Aug 20	8954075773	120.00	13006	Aug 19	8653091252	289.19
2977	Aug 19	8653091217	3,804.78	13007	Aug 19	8653091243	268.22
2978	Aug 19	8653091218	530.61	13008	Aug 26	8654408805	195.38
2979	Aug 19	8653091221	492.66	13009	Aug 19	8653091242	6.00
2980	Aug 19	8653091220	492.54	13010	Aug 25	8354502828	74.53
2981	Aug 19	8653091222	490.15	13011	Aug 25	8354502827	69.33
2982	Aug 19	8653091215	482.14	13012	Aug 25	8354502826	64.97
2983	Aug 19	8653091223	474.57	13013	Aug 25	8354502825	63.03
2984	Aug 19	8653091224	436.01	13014	Aug 25	8354502824	63.03
2985	Aug 19	8653091254	424.00	13015	Aug 25	8354502823	63.03
2986	Aug 19	8653091255	404.08	13016	Aug 25	8354502822	63.03
2987	Aug 19	8653091225	400.24	13017	Aug 25	8354502821	63.03
2988	Aug 19	8653091213	357.25	13018	Aug 25	8354502820	63.03
2989	Aug 19	8653091214	356.42	13019	Aug 25	8354502819	63.03
2990	Aug 19	8653091226	350.28	13020	Aug 31	8053239838	120.00
2991	Aug 19	8653091219	343.53	13021	Aug 31	8053239786	100.00
2992	Aug 19	8653091216	214.35	13022	Aug 31	8053239830	90.00
2993	Aug 19	8653091244	566.36	13023	Aug 31	8054565407	25.75
2994	Aug 19	8653091245	549.13	13024	Aug 26	8653943562	58.29
2995	Aug 19	8653091246	529.27	13025	Aug 18	8354274386	2,749.50
2996	Aug 26	8654408803	502.33	13026	Aug 26	8654348385	44.17
2997	Aug 19	8653091247	396.02	13027	Aug 26	8654348384	32.22
2998	Aug 19	8653091241	387.47	13028	Aug 25	8356126811	1,205.00
2999	Aug 19	8653091248	369.76	13029	Aug 27	8953428379	2,525.00
3000	Aug 19	8653091249	363.40	13031*	Aug 28	9254659919	850.00
3001	Aug 19	8653091240	346.02	13032	Aug 28	9254659918	425.00
3002	Aug 26	8654408804	326.04	13036*	Aug 31	8056408448	20,000.00
3003	Aug 19	8653091250	325.91				

* Gap in check sequence

Conventional Checks Paid (145)

\$

98,267.89-

Balance Summary

<i>date</i>	<i>Ending Balance</i>	<i>Date</i>	<i>Ending Balance</i>	<i>Date</i>	<i>Ending Balance</i>
Aug 3	61,619.82	Aug 12	45,767.04	Aug 21	7,278.07
Aug 4	56,782.04	Aug 13	44,441.61	Aug 24	6,247.25
Aug 5	56,601.30	Aug 14	43,732.03	Aug 25	37,795.77
Aug 6	57,082.85	Aug 17	41,498.13	Aug 26	35,297.00
Aug 7	55,325.85	Aug 18	27,375.79	Aug 27	32,646.45
Aug 10	52,829.58	Aug 19	8,672.53	Aug 28	31,006.33
Aug 11	50,441.26	Aug 20	7,732.46	Aug 31	17,407.74

Balances only appear for days reflecting change.